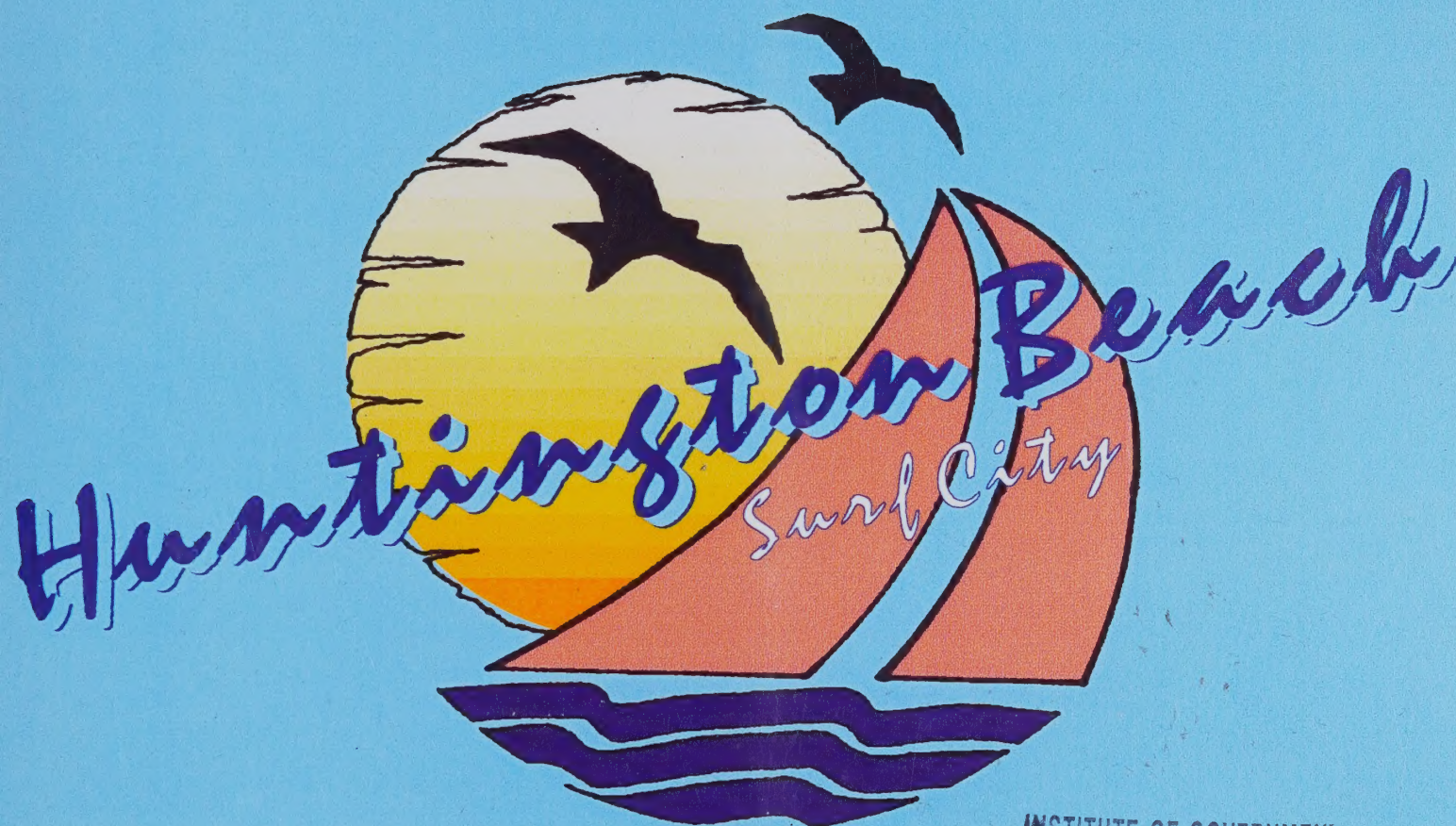


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General Plan

May 13, 1996



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City of Huntington Beach General Plan

Prepared for:

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In association with:

**DKS Associates
The Wolf Organization**

**Adopted
May 13, 1996**

GENERAL PLAN AMENDMENTS

<u>Subject</u>	<u>Resolution No.</u>	<u>Adopted</u>
General Plan Amendment No. 96-1 (Land Use Element)	97-17	March 17, 1997
General Plan Amendment No. 96-2 (Land Use Element)	97-31	May 19, 1997
General Plan Amendment No. 96-3 (Land Use Element)	97-11(R)	June 2, 1997
General Plan Amendment No. 97-4 (Land Use Element)	98-49	July 6, 1998
General Plan Amendment No. 97-2 (Land Use Element)	98-54	July 6, 1998
General Plan Amendment No. 98-3 (Circulation Element)	98-77	October 5, 1998
General Plan Amendment No. 98-2 (Land Use Element)	98-86	November 16, 1998
General Plan Amendment No. 97-1 (Land Use Element)	98-95	December 14, 1998
General Plan Amendment No. 98-5 (Housing Element)	99-6	February 1, 1999

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Concepts of Huntington Beach
Huntington Beach City Goals, Adopted by the City Council in 1994
City of Huntington Beach Fiscal Policies
City of Huntington Beach Annual Accomplishments

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STATEMENT ABOUT IDEAS

Enclosed are the power and light bills for the creation of a new

The General Plan of Huntington Beach presents the dreams of the people of this city and the general
amenities which will enhance their quality of life.

Today's anxiety is replaced with the calm and peace of every day. We are not just a city, we are a community.
Organizing is more similar to those of the great cities of the past. We believe, however, that
Huntington Beach can be the future which will light the way for other communities to
successfully realize this goal. The Huntington Beach General Plan is not only a plan, but
it is a good way to look at the world. It is a way to a world of peace, order, and
world wide in quality. That we have the opportunity to live in the world in which we
live for creating a new world, which can change the world over. That by the way,
we are all part of the world. Huntington Beach can be a world of peace and
quality of life.

We are all part of the world, which must be a world of peace and order. Yet the
people of this city will give us a world of peace and order. We are all part of the world,
into productive wholeness. In this age, we are all part of the world, which is
the world of the future. Finally, a city can provide a world of peace and order,
environment, which is a world of peace and order. We are all part of the world,
opportunities, experiences, and peace and order. We are all part of the world,
and the world is a world of peace and order. We are all part of the world,
provide a world of peace and order. We are all part of the world, which
is a world of peace and order. We are all part of the world, which

The General Plan of Huntington Beach is a world of peace and order. We are all part of the world,
It is a comprehensive document which reflects all dimensions of the world of peace and order.
It is a world of peace and order.

The General Plan is not a dry and old encyclopedia. It is a dynamic living
document which reflects the world of peace and order. We are all part of the world,
which is a world of peace and order. We are all part of the world, which

Paul H. Hines
City Manager
May 12, 1966

Preamble

GENERAL PLAN HUNTINGTON BEACH

A STATEMENT ABOUT IDEALS

Dreams are the power which drive us to the creation of a reality.

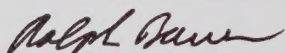
The General Plan of Huntington Beach translates the dreams of its citizens into the practical considerations which will enhance their quality of life.

Today's society is replete with the hard realities of every day living. Many say our culture is degenerating in ways similar to those of the great societies of the past. We believe, however, that Huntington Beach can be the beacon which will light the way for other communities to successfully reverse this trend. The Huntington Beach General Plan is not only a blue print but is also a road map to lead us to an ideal. It can serve as a model for others, nation-wide, even world wide to emulate. Thus we have the opportunity to leverage the ideals to which we aspire into far reaching impacts which can change communities the world over. Thus, by influencing communities around itself, Huntington Beach can be more assured of sustaining its desired quality of life.

We are all born into what must appear to the new-born child, a hostile environment. Yet the parents of that child will provide a nurturing environment so that he or she can grow and mature into productive adulthood. In old age, nurturing for the individual often begins again, but this time from another generation. Similarly, a city can provide a multi-dimensional, nurturing environment, which through its open space, housing, schools infrastructure, parks, cultural opportunities, recreational opportunities, and public safety facilities, will allow the individual and the family to grow and mature into that ideal we all cherish. Ultimately the city should provide access to housing, to health care and to the multiplicity of leisure time activities which make being a senior citizen a pleasure not a nightmare.

The General Plan of Huntington Beach is more than a technical summary which defines land use. It is a comprehensive document which reflects all dimensions of the ideals put forth by the community that created it.

The General Plan is not a dry and dull encyclopedic document, it is a dynamic living compendium full of idealism which emphasizes the human aspects of the City of Huntington Beach.



Ralph Bauer, Councilmember
May 13, 1996

The City Council has made a strong commitment to ensure that future development in the City be in conformance with the newly adopted Goals, Objectives and Policies of this General Plan. These Goals, Objectives and Policies have been designed to ensure that the ideals, as stated on the preceding page, for enhancing the quality of life for current and future residents and visitors of Huntington Beach are carried out.

The following information has been compiled to further familiarize the reader with the City of Huntington Beach community characteristics, assets and accomplishments, adopted City goals and fiscal policies. This information is included at the beginning of this document to encourage you to be aware as you review the General Plan that it has truly been molded to capture and further the essence of the desired community characteristics and assets, and to carry out the overall City goals and fiscal policies.

The last item we wish to share with the reader before going into the Introduction to the General Plan is the Huntington Beach Service Mission, Vision, and Values Statement written by, and carried out on a daily basis, by the Huntington Beach City employees.

CHARACTERISTICS OF HUNTINGTON BEACH

1. A city of nearly 200,000 people with an area of 27.7 square miles and 8.5 miles of beachfront.
2. Growth in population of 11,492 in 1960, to 115,960 in 1970, to 170,585 in 1980, to 181,519 in 1990, and an estimated 187,200 in 1996. The 90th largest city in the United States and the 11th largest in California. Estimated population at saturation in the year 2020 is 230,000.
3. The age group distribution in 1990 was 20.7% in the 0-17 year old group, 33.6% in the 18-34 group, 37.5% in the 35-64 year old group, and 8.2 % in the over 65 year old group. The trend is towards an aging population with the median increasing from 25.1 years old in 1970 to 31.7 years old in 1990. The proportions of male to female was 50.5% to 49.5 in 1990.
4. Ethnic make-up in 1990 was 79.2% Caucasian, 11.2% Hispanic, 8.0% Asian-Pacific, 0.9% African American, 0.5% Native American and 0.2% other. The Caucasian population declined from 90% in 1980 to 79.2 in 1990.
5. Of the 72,730 housing units in 1990, 59.7% were single family residences, 35.9% were multi-family, and 4.4% were mobile homes. Of the total housing units, 55.4% were owner occupied and 39.3% were renter occupied. This was relatively unchanged between 1980 and 1990. Of the 69,057 households in 1990, 46,076 were families and 14,761 were single. The median household income rose from \$24,015 in 1980 to \$50,633 in 1990. Thus Huntington Beach is primarily a family oriented city with strong emphasis on those characteristics which emphasize a productive family life.
6. The average annual increase in jobs between 1975 and 1991 was 2,008, for an average annual growth rate of 5.0%. In 1996 the unemployment rate was 3.2%.
7. The General Plan land use designations in 1992 were divided up into the following acreage percentages: 65.66 residential, 7.25% commercial, 8.55% industrial, .87% mixed use, 9.84% open space, and 4.52% other. This General Plan adopted in May, 1996 has not substantially changed these proportions.

It must be emphasized that the approximately 16% of commercial and industrial acreage be utilized to its maximum potential to increase cash to the General Fund to enhance the city's ability to supply quality service.

**HUNTINGTON BEACH
CITY GOALS
ADOPTED BY CITY COUNCIL
1996**

1. Maintain a safe community.
2. Assure long-term adequacy of the city's infrastructure facilities.
3. Enhance and maintain the environmental quality of the community.
4. Improve the city's long-term transportation system and integrate it into the regional system as it evolves.
5. Establish policies and strategies to ensure a viable business environment throughout the community and expand the city's revenue base.
6. Adequately address the city's human issues and recognize their importance to preserving the health and safety of the community.
7. Provide for diverse housing stock throughout the community and maintain the quality of housing stock.
8. Maintain and continually improve organizational effectiveness.
9. Continue to provide diverse educational, cultural, and recreational opportunities for all citizens.
10. Pursue entrepreneurial approaches for seeking new businesses and tourism to expand the city's revenue base.

CITY OF HUNTINGTON BEACH FISCAL POLICIES

- ☐ On-going expenditures should be supported by on-going revenues
- ☐ The General Fund reserves should be maintained at no less than 3%, with a 5% reserve being desirable
- ☐ No new capital improvements should be approved until associated operating costs are funded by recurring revenues
- ☐ Each enterprise fund should reflect the true cost of operation including direct and indirect costs supported by the General Fund
- ☐ If the city's budget is balanced, General Fund reserves in excess of 5% should be transferred to the Capital Improvement Project Fund on an annual basis
- ☐ To implement the above fiscal policy statements, a phase-in period will be required

ASSETS AND ACCOMPLISHMENTS

1. The people of Huntington Beach are activists as illustrated by the largest number of registered voters in Orange County in 1966, 112,730. Huntington Beach is the third largest in Orange County in total population behind Santa Ana and Anaheim. The city is governed by seven Council Members elected at large. They in turn appoint a City Administrator and in concert with the Administrator appoint seven department heads. Three department heads the City Attorney, City Clerk, and City Treasurer are elected. The Mayor is elected for a one year term by the City Council from among their number on a rotational basis by seniority.
2. Numerous awards have been received including those for having a safe city, a good business climate, outstanding schools, excellent library programs, a critically acclaimed art center and theater group, outstanding fire and police departments, a good environment for children, and a successful downtown redevelopment program.
3. Huntington Beach has a strong community identity which includes the beach, the pier, redevelopment of the downtown, the Central Library with the largest children's library west of the Mississippi, a large Central Park and park system, over 1,200 acres of the Bolsa Chica Wetlands, Huntington Harbour and its waterways, a city owned government access television station (HBTv-3), and the 4th of July Parade.
4. Community pride is shown by the fact that more Huntington Beach auto decals have been purchased (60,000) than for any other city in California.
5. Huntington Beach is centrally located for all of the Southern California job markets, transportation, freeways, five airports, and the Los Angeles-Long Beach Harbour complex, which is the largest in the world.
6. Huntington Beach is centrally located for recreational, cultural, and other leisure time activities in Southern California.
7. Among the 100 largest United States cities, Huntington Beach is the 1st in personal income, 95th in welfare, 99th in people below the poverty level, 4th in home value, and 4th in high school diplomas received.
8. Approximately 25% of the residents are college graduates.
9. The city attracts over 11 million visitors annually.
10. Huntington Beach has an educated affluent populace which together with land availability makes locating industrial and commercial enterprises in Huntington Beach attractive.

ASSETS AND ACCOMPLISHMENTS (Continued)

11. The city has adopted a policy about Human Dignity to fight hate crimes. The policy has been adopted statewide by the California League of Cities. The city is also pursuing a city-wide beautification and historic retention program.
12. The city is currently embarking on a massive economic development program which will add over five million dollars annually to the general fund and over 2000 new jobs by the year 2002. In addition, an aggressive home building program developed by over nine well known firms will supply extensive housing needs through build-out.

City of Huntington Beach

QUALITY SERVICE MISSION

The Mission of the City of Huntington Beach is to maintain a safe community, a high quality of life, the most cost effective and highest quality services, facilities, and products in response to the changing needs of our community.

QUALITY SERVICE VISION

To be recognized as a model organization, respected for valuing the community it serves, and the people it employs.

QUALITY SERVICES VALUES STATEMENT

We value our customers and co-workers and are committed to:

- Service which is accessible, courteous, responsive, timely, equitable and is given in the spirit of professionalism.
- Behavior that is truthful, honest, and ethical.
- An environment that is open, cooperative, supportive, and encourages teamwork, innovation, recognition, mutual respect, and values public participation.
- Evaluation and reevaluation of our mission and performance in our pursuit of excellence.

HUNTINGTON BEACH

ADOPTION OF THE GENERAL PLAN

This document is the General Plan for the City of Huntington Beach and has been prepared in accordance with the requirements of the California Government Code Section 65300 et seq.

The associated Draft Environmental Impact Report (EIR), was available for public review and comment for 45 days (comment period: July 23, 1995 to September 5, 1995). Public hearings regarding the adoption of the General Plan and EIR were held by the Huntington Beach Planning Commission on July 18 and 25, August 8 and 22, September 12 and 26, October 10 and 24, November 14 and 28, and December 12, 1995. The Planning Commission recommended certification of the EIR and adoption of the General Plan to the City Council on December 12, 1995. The City Council held public hearings on March 25, April 22, and May 13, 1996. The EIR was certified and the General Plan was adopted by the City Council at the meeting of May 13, 1996

Role and Purpose of a General Plan

The General Plan is the fundamental policy document of the City of Huntington Beach. It provides the framework for management and utilization of the City's physical, economic and human resources. By providing a basis for rational decision making, this document guides civic decisions regarding land use, the design and/or character of buildings and open spaces, the conservation of existing housing and the provision of new dwelling units, the provisions of supporting infrastructure and public services, the protection of environmental resources, the allocation of fiscal resources, and the protection of residents from natural and human-caused hazards. The General Plan acts to clarify and articulate the City's intentions with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. Through the Plan, the City informs these groups of its goals, objectives, policies, and development standards, thereby communicating the expectations and responsibilities of all sectors in meeting its objectives.

State Requirements

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term General Plan for its future development. This plan must contain seven elements, including land use, circulation, housing, conservation, open space, noise and safety, and must conform to the guidelines found in the State of California General Plan Guidelines, published by the Office of Planning and Research. In addition to the seven required elements, state law permits cities to include optional elements in their General Plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions.

California State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. More specifically, Government Code Sections 65860, 66473.5 and 656474 require that zoning ordinances and subdivision and parcel map approvals be consistent with the General Plan.

The California Coastal Act requires communities within the coastal zone to prepare a local coastal program (LCP), including a coastal land use plan. The City of Huntington Beach satisfies this requirement with its Coastal Element. The Coastal Element, like all other elements, must be consistent with each other. Therefore, the previously adopted Coastal Element will require updating for consistency. Any updates to the Coastal Element and the LCP must be reviewed by the California Coastal Commission.

Measure M, approved by Orange County voters in 1990, requires all jurisdictions within the County to maintain a Growth Management Plan and a seven-year Capital Improvement Program. Measure M raises the County's sales tax, for a twenty year period, to pay for specific voter-approved transportation projects. Local jurisdictions may receive tax monies for approved local projects if their Growth Management Plan and Capital Improvement Program conform with measure requirements.

Organization and Content of Huntington Beach's General Plan

Huntington Beach's General Plan contains each of the seven elements required by state law, in addition to five optional elements, Urban Design, Historical and Cultural Resources, Economic Development, Growth Management, and Utilities. As defined by the State of California General Plan Guidelines, the mandated and optional elements often overlap in subject matter and policy direction. To avoid potential redundancy and confusion within the General Plan as well as to provide a cohesive and consistent approach to Huntington Beach's planning issues, the City's General Plan is organized by resource topic rather than by each of the mandated elements. The following illustrates how the Plan is structured and explains the way in which each of its chapters correspond to the state mandated elements.

A. Huntington Beach General Plan

Topics/Elements

Land Use
Urban Design
Housing
Economic Development
Growth Management
Circulation
UtilitiesOptional
Public Facilities/Public Services
Recreation and Community Services
Historical and Cultural Resources
Environmental Resources/Conservation
Noise
Environmental Hazards
Air Quality
Hazardous Materials
Coastal

State Mandated Elements

Land Use/Open Space
Optional
Housing
Optional
Optional
Circulation
Optional
Safety
Open Space
Conservation/Open Space
Safety/Open Space/Conservation
Noise
Safety
Optional
Safety
Coastal (Mandated for coastal cities)

B. Element Structure

Each General Plan element contains the following subsections:

- Statutory Requirements
- Technical Synopsis
- Issues
- Goals, Objectives and Policies

Goals:	The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
Objectives:	A measurable goal.
Policies:	A specific statement guiding actions and implying clear commitment.
Implementation Programs:	Actions, procedures, or techniques that carry out the General Plan policy through implementing a standard. Each policy is linked to a specific action oriented implementing program.
Implementation Matrix:	The responsible agency, funding sources, and schedule for implementing the program.

Relationship Among General Plan Elements

As a comprehensive strategy for the management of a city's diverse physical, economic and social resources, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element provides for the types, density/intensity, design, and distribution of commercial, residential, industrial, and agricultural land uses as well as public and private open space. The Housing Element addresses the manner in which existing housing will be conserved and new housing will be provided where the Land Use Element permits development. The Economic Development Element establishes methods by which the City can attract specific kinds of businesses and land uses accommodated by the General Plan and help maintain and keep these uses at a high level of productivity over time. The Circulation and Utilities Elements identify the kinds of public infrastructure that the City will need to support the land uses accommodated by the General Plan, and specify how the City can provide that infrastructure. The Public Services/Public Facilities Element and the Recreation and Community Services Element define the range of government services the City will need to support Huntington Beach's residents, businesses, and visitors. The Historical and Cultural Resources Element sets forth the policies dealing with resource protection in the context of new land use development. Finally, the Noise, Environmental Hazards and Hazardous Waste Elements provide for the protection of humans and property from the adverse effects of natural and human-made hazards.

Monitoring and Updating the General Plan

The State recommends that the short-term sections of the General Plan be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of existing policies and the impacts of past decisions. The City's Planning Commission is required to report annually to the Council on the status of the Plan and progress made in its implementation. The Housing Element must be reviewed and updated at least every five years and revised as necessary to reflect new conditions, shifting local attitudes, and technological advances. Plan amendments are limited to a maximum of four times per year, consistent with the requirements for a Charter City such as Huntington Beach with the exception of the Housing Element amendments.

Relationship to Other Documents and Planning Programs

A. General Plan Environmental Impact Report

In accordance with the requirements of the California Environmental Quality Act, the City has prepared a separate document that discusses the environmental impacts anticipated when the General Plan is implemented and proposes appropriate mitigation measures.

B. General Plan Technical Background Report

The Technical Background Report is a corollary document to the General Plan. Published in July, 1992, it presents an extensive discussion and analysis of the existing conditions in Huntington Beach pertaining to each topic contained in this General Plan.

C. City of Huntington Beach Zoning and Subdivision Ordinance

The principal method for the implementation of the General Plan Land Use Map is the Zoning and Subdivision Ordinance. The City has updated its comprehensive Zoning and Subdivision Ordinance and is currently updating the Zoning Map. Both the Ordinance and the Map will require revision based upon this Plan's adoption in order to ensure consistency. Together, the Zoning and Subdivision Ordinance and Zoning Map identify specific types of land use, intensity of use, and development standards applicable to specific areas and parcels of land within the City.

Community Participation in the General Plan's Preparation

The community was involved extensively in the preparation of Huntington Beach's General Plan. The central component of the community participation effort was the 25-member General Plan Advisory Committee (GPAC). The GPAC was appointed by the City Council and composed of residents, business persons, and representatives from the City Council, Planning Commission, and other government entities/agencies. The GPAC participated in 35 meetings during the Plan's formulation, beginning in January 1992. Although membership on the GPAC was limited, all meetings were open to the public; residents and other interested parties were encouraged to participate and provide their input at each GPAC meeting.

In February 1992, the City sponsored a citywide public workshop to provide the community with an opportunity to participate from the beginning of the General Plan development process (see **Plate I-1**). This meeting involved the public in a hands-on exercise whereby participants graphically explored future development options for the City. As a direct result of ideas gathered at this event, the GPAC, City Staff, and consultant devised a Huntington Beach Vision statement that served to guide all subsequent planning efforts and function as the guiding philosophy of this General Plan. A second Citywide public workshop, intended to elicit public comment on the land use concepts of the draft General Plan, was held in February 1993.

As previously noted, the formal public hearing and adoption process for the General Plan consisted of 11 public hearings before the Planning Commission, and another 3 before the City Council. The City Council adopted the Planning Commission recommended General Plan on May 13, 1996 (City Council Resolution No. 96-36). Following adoption, public verification copies of the Final General Plan and EIR were circulated for public review.

Project setting

The City of Huntington Beach is located at the northwestern tip of Orange County along the Pacific Ocean.

Figure I-1 depicts the relationship of Huntington Beach to the urban areas of Orange and Los Angeles counties. The City is bounded by the Pacific Ocean to the southwest, Seal Beach to the northwest, Westminster to the north, Fountain Valley to the northeast, and Newport Beach and Costa Mesa to the east.

The City boundaries are irregularly shaped, with a base that extends along the coast for approximately nine miles as depicted in **Figure I-2**. The City corporate limits contain an area of 27.7 square miles.

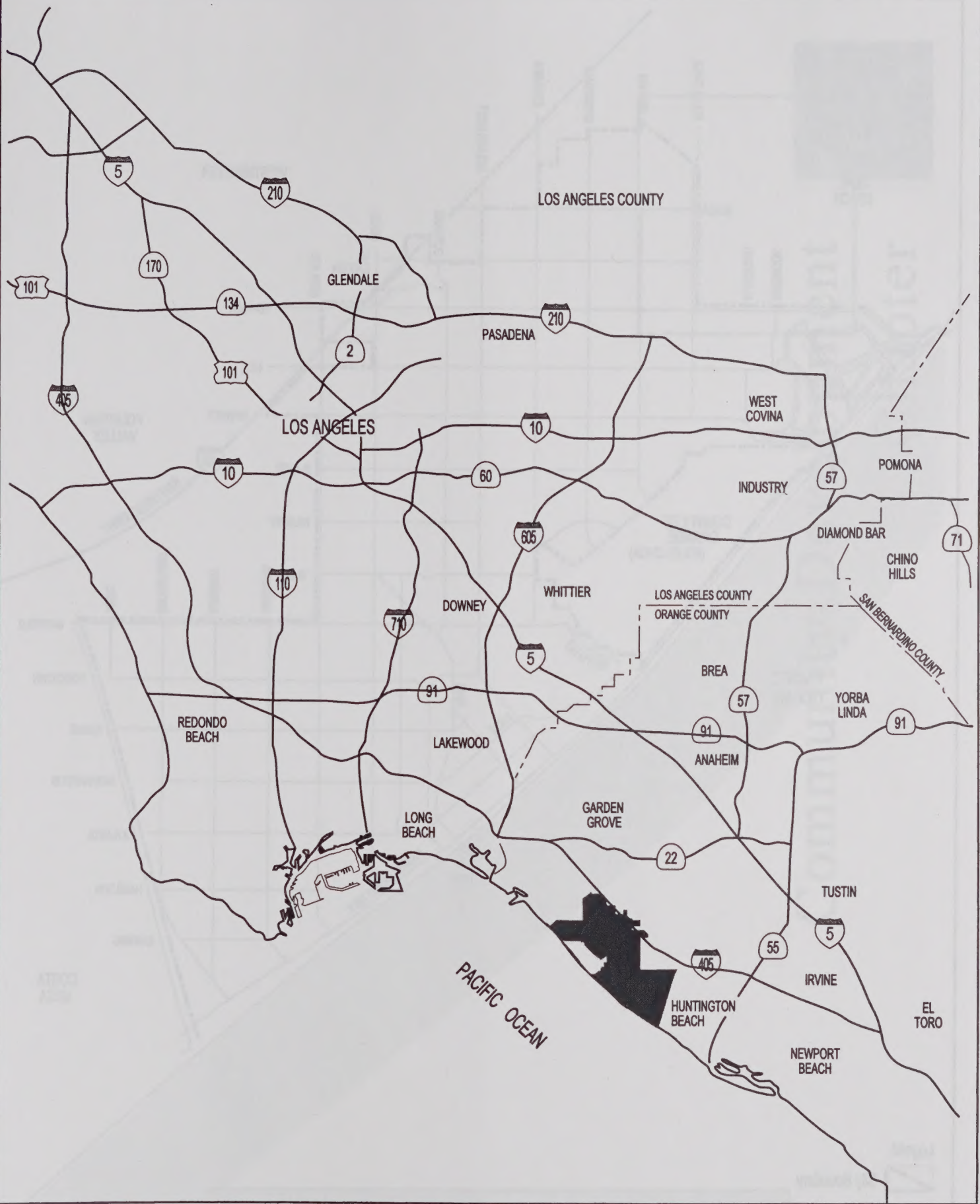
The City of Huntington Beach, through its location at the northwestern edge of Orange County, is accessible to the surrounding communities and beyond through an expansive arterial system and the freeway system. The San Diego Freeway (I-405) is the City's primary north-south regional linkage. The I-405 forms the City's northern boundary from Bolsa Chica Street to Warner Avenue. It provides access to Los Angeles County and to southern Orange County. The Pacific Coast Highway parallels the coast and links Huntington Beach with Costa Mesa to the southeast and Seal Beach to the northwest. The primary north-south arterials are Bolsa Chica Street, Springdale Street, Golden West Street, Beach Boulevard, and Brookhurst Street. The primary east-west arterials are Edinger Avenue, Warner Avenue, Garfield Avenue, Pacific Coast Highway and Adams Avenue.



COMMUNITY PARTICIPATION WORKSHOP

City of Huntington Beach General Plan

PLATE I-1

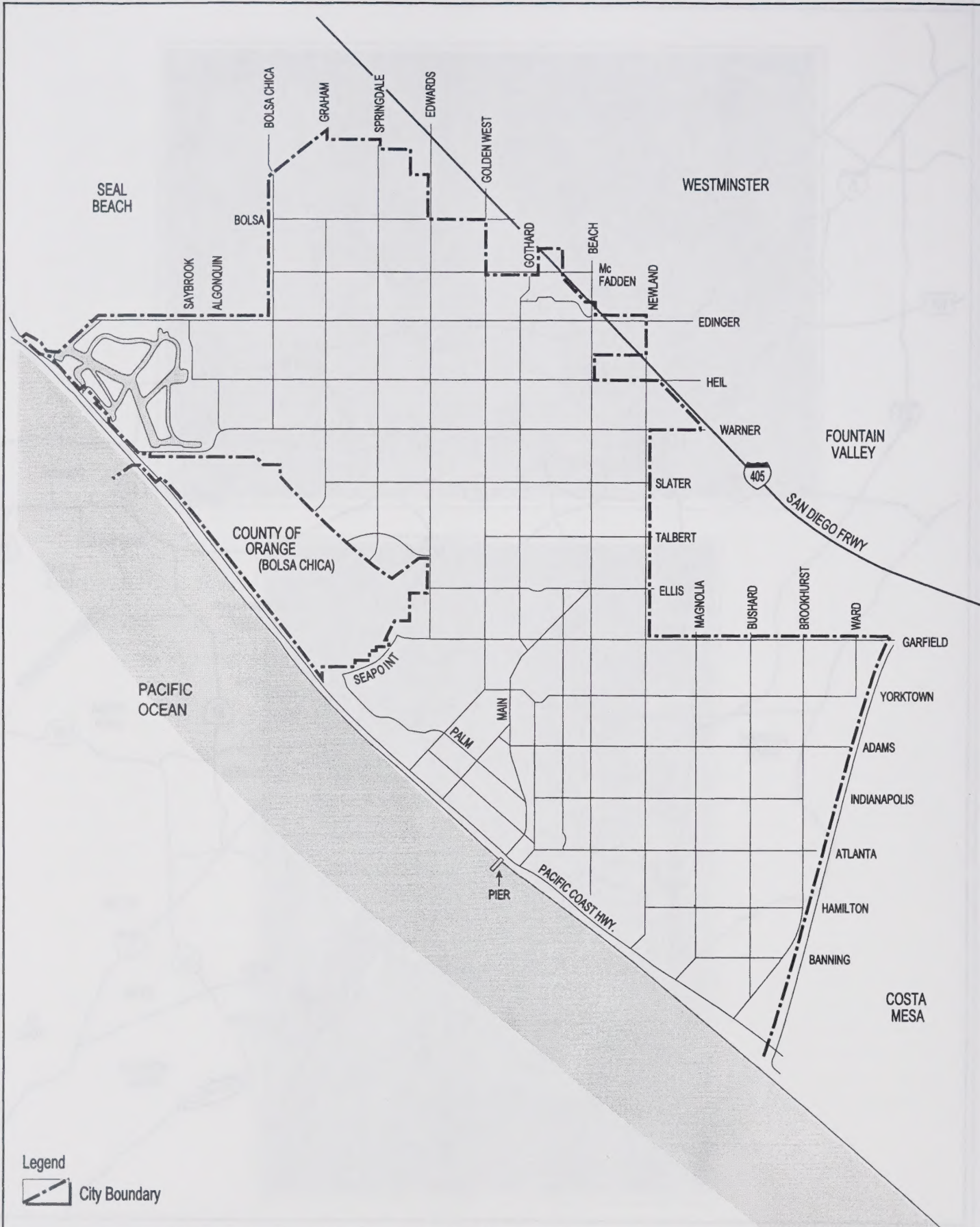


REGIONAL LOCATION

City of Huntington Beach General Plan



FIGURE I-1



CITY LIMITS

CITY OF HUNTINGTON BEACH GENERAL PLAN

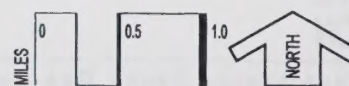


FIGURE I-2

GENERAL PLAN

HUNTINGTON BEACH

Community Development Chapter

III

STATUTORY REQUIREMENTS

The City of California law requires that a local use element be prepared as a part of a City Charter.

Compartment Code Section 22.101(a) - A local use element is a designation for purposes of general distribution and general location and zoning of uses of the land for business, industry, open space, including agriculture, recreation, commerce, education, and enjoyment of scenic beauty, education, public buildings and grounds and water supply facilities, and other purposes of public use and open space. The local use element shall include a statement of the general goals of population, growth and land use, and a description of the various characteristics and uses of the land use element.

On the General Plan document required by the State, the Local Use Element may be included as a separate document or as an addendum, annex or as a part of the General Plan. The Local Use Element shall be prepared by the City Council or by a committee or commission created by the City Council. The Local Use Element shall be prepared by the City Council or by a committee or commission created by the City Council. The Local Use Element shall be prepared by the City Council or by a committee or commission created by the City Council.

TECHNICAL SYNOPSIS

A. DISTRIBUTION OF EXISTING LAND USES

The City of Huntington Beach contains approximately 17,700 acres of 29.7 square miles. Twenty-eight percent of the City is developed with residential, commercial, industrial, institutional, public, open, and undeveloped (Table 1A-1). The remaining two percent of the land within city boundaries is water. Table 1A-2 identifies the various amounts and type of existing land uses as shown in Table 1A-1.

As the table indicates, residential is the largest single land use in Huntington Beach, of which, single family uses represent the majority of all housing. The residential neighborhood is characterized by "single family" throughout the City, generally within a 1/2 mile radius around the city center, which is a central business district. The City's major commercial areas are generally located along the major streets, such as Beach Boulevard and Edison Avenue at major intersections, and in the downtown area on Pacific Coast Highway and Main Street. Industrial uses are generally concentrated in large areas in the northwest, as a river corridor along Orange Street and adjacent to the central business district and industrial area.

Recreational and open space comprises 4.1% of the land uses of the City. Single family lots are characterized by a density of 1.5 to 2.0 units per acre. Other family lots are characterized by a density of 1.5 to 2.0 units per acre and high density (20.0 units per acre and above) are generally concentrated in the central business district, downtown, Warner Avenue between Orange Street and Broadway Street, and along Beach Boulevard. There are also 21 non-family lots scattered throughout the City.

1. The City of Huntington Beach contains approximately 17,700 acres of 29.7 square miles. Twenty-eight percent of the City is developed with residential, commercial, industrial, institutional, public, open, and undeveloped (Table 1A-1). The remaining two percent of the land within city boundaries is water.

2. The City of Huntington Beach contains approximately 17,700 acres of 29.7 square miles. Twenty-eight percent of the City is developed with residential, commercial, industrial, institutional, public, open, and undeveloped (Table 1A-1). The remaining two percent of the land within city boundaries is water.

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

State of California law requires that a land use element be prepared as a part of a City's General Plan, as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.¹

Of the General Plan elements required by the State, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are influenced by or influence this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Environmental Resources/Conservation Element.

TECHNICAL SYNOPSIS

A. DISTRIBUTION OF EXISTING LAND USES

The City of Huntington Beach contains approximately 17,730 acres, or 27.7 square miles. Ninety-eight percent of the City is developed with residential, commercial, industrial, institutional, public uses, and streets/highways (**Figure LU-1**). The remaining two percent of the land within city boundaries is vacant. **Table LU-1** identifies the various amounts of each type of existing land uses as surveyed in 1991.

As the table indicates, residential use is the largest single land use in Huntington Beach, of which, single family units represents the majority of all housing. The residential neighborhoods are structured as large "super blocks" throughout the City, generally defined by a one-mile arterial grid and often focusing on a school and/or park. The City's major commercial areas are generally located along the major streets, such as Beach Boulevard and Edinger Avenue, at major intersections, and in the downtown area on Pacific Coast Highway and Main Street. Industrial uses are generally developed in large centers in the northwest, as a linear corridor along Gothard Street, and adjacent to the coastal frontage in the southeast and southwest.

Residential development comprises 41% of the land area of the City. Single family units are characterized by densities up to 7.9 dwelling units per acre². Multi-family housing units, at medium density (8.0-19.9 units per acre) and high density (20.0 units per acre and above), are generally concentrated in four areas: Huntington Harbour, Downtown, Warner Avenue between Golden West Street and Springdale Street, and along Beach Boulevard. There are also 21 mobile home parks scattered throughout the City.

¹ The Government Code also requires that a Land Use Element identify areas that are subject to flooding. This has been incorporated in the Hazards Chapter of this plan.

² The density range was established on the residential unit type found within the City at the time of the land use survey, Fall, 1992. The density categories do not reflect City density categories as stated in the existing General Plan and Zoning and Subdivision Ordinance.

Commercial development occupies approximately eight percent of the City's land use, and can be generally characterized into four general types:

- neighborhood serving;
- highway serving;
- visitor serving; and
- regional serving.

The City's neighborhood serving commercial uses are "free standing," clustered at mini-malls, or at centers typically located at the intersections of major arterial roads, such as the Yorktown Plaza and Albertson Center. Beach Boulevard, Warner Avenue, Edinger Avenue, and Golden West Street are developed with highway-oriented commercial uses. While these contain a highly diverse mix of uses, there are a number of areas along these corridors in which common uses are clustered, such as the automobile dealers north of Slater and medical uses adjacent to the Columbia Huntington Beach Medical Center. Loehmann's Five Point Plaza and the Guardian Center are developed as larger highway serving commercial centers. Visitor-serving commercial uses are located in "tourist oriented" areas such as the Pacific Coast Highway, Downtown, Peter's Landing, Old World Village, and Beach Boulevard. The 58-acre Huntington Center located adjacent to the San Diego Freeway between Beach Boulevard and Gothard Street serves as Huntington Beach's regional center. The City's downtown area contains a mix of visitor and community serving uses, as well as multi-family housing units.

Industrial uses comprise approximately eight percent of the City's land area. These generally encompass oil production, light industrial, heavy manufacturing, warehousing, and business park uses. Areas in the northwest are largely developed for aerospace, research and development, and light manufacturing uses, with McDonnell Douglas being the single largest user of land. The Gothard Street corridor contains smaller manufacturing and incubator industries, as well as small commercial enterprises. Areas along the coastal frontage are developed with oil production and related uses.

Slightly in excess of one percent of the total land in the City is occupied by institutional uses. The Golden West Community College and the Columbia Huntington Beach Medical Center are the largest single institutional uses. These combined with religious uses represent nearly 65 percent of all institutional uses. Public/quasi-public uses, primarily public schools, occupy approximately 11 percent of Huntington Beach's land. It should be noted that some Huntington Beach school districts are considering the sale and reuse of public school sites for non-educational purposes.

Approximately 22 percent of the entire City's land use is occupied by streets and highways. There are also 638 acres of easements, 310 acres of coastal land (including State and local beaches), open space, wetlands, and agriculture.

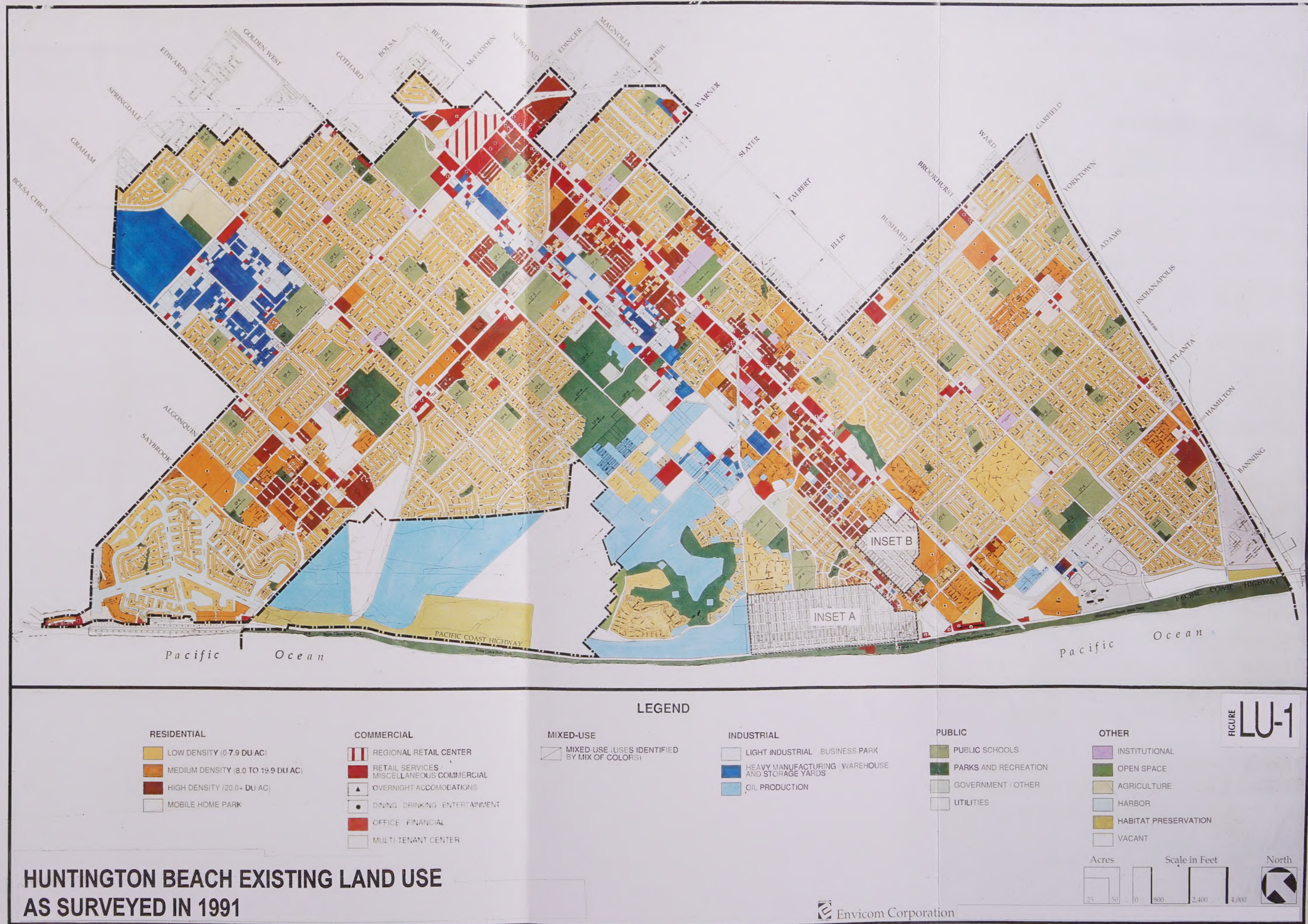


FIGURE LU-1



LEGEND

RESIDENTIAL

- LOW DENSITY (0-7.9 DU/AC)
- MEDIUM DENSITY (8.0 TO 15.9 DU/AC)
- HIGH DENSITY (20.0+ DU/AC)
- MOBILE HOME PARK

COMMERCIAL

- REGIONAL RETAIL CENTER
- RETAIL SERVICES / MISCELLANEOUS COMMERCIAL
- OVERNIGHT ACCOMMODATIONS
- DINING / DRINKING / ENTERTAINMENT
- OFFICE / FINANCIAL
- MULTI-TENANT CENTER

MIXED USE

- MIXED USE (USES IDENTIFIED BY MIX OF COLORS)

INDUSTRIAL

- LIGHT INDUSTRIAL / BUSINESS PARK
- HEAVY MANUFACTURING / WAREHOUSE AND STORAGE YARDS
- OIL PRODUCTION

PUBLIC

- PUBLIC SCHOOLS
- PARKS AND RECREATION
- GOVERNMENT / OTHER
- UTILITIES

OTHER

- INSTITUTIONAL
- OPEN SPACE
- AGRICULTURE
- HARBOR
- HABITAT PRESERVATION
- VACANT

HUNTINGTON BEACH EXISTING LAND USE AS SURVEYED IN 1991 (Inset A & B)

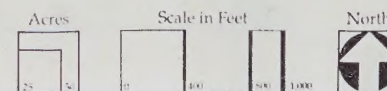


TABLE LU-1

**Huntington Beach Existing Land Use Survey
1991-1992**

Residential		Total Acres	Total Units	% Total AC		% of Category		Avg. Den.
Single Family		4,955.80	33,043.4	28.0	%	48.5	%	6.7
Duplex		90.8	1,332.0	less than 1	%	2.0	%	14.7
Multi-Fam. Townhouse		925.0	10,258.0	5.2	%	15.0	%	11.1
Multi-Fam. Apartment		998.6	20,622.0	5.6	%	30.3	%	20.7
Mobile Homes		351.1	2,916.0	2.0	%	4.3	%	8.3
	Total	7,321.30	68,171.4	41.3	%	100.0	%	9.3
Commercial		Total Acres	Total Units		%		%	
Office		124.2		less than 1	%	9.4	%	
Retail		501.1		2.8	%	37.8	%	
Dining/Drinking		57.6		less than 1	%	4.3	%	
Coastal Recreation Related		2.2		less than 1	%	less than 1	%	
Personal Services		3.6		less than 1	%	less than 1	%	
Financial		25.9		less than 1	%	2.0	%	
Overnight Accommodations		22.3		less than 1	%	1.7	%	
Auto Sales		53.9		less than 1	%	4.1	%	
Auto Related (no Gas Stns.)		72.8		less than 1	%	5.5	%	
Gas Station		24.0		less than 1	%	1.8	%	
Entertainment		14.6		less than 1	%	1.1	%	
Commercial Parking Lots		6.4		less than 1	%	less than 1	%	
Grocery Store		110.6		less than 1	%	8.3	%	
Mini-mall		126.4		less than 1	%	9.5	%	
Retail Regional Center		105.0		less than 1	%	7.9	%	
Retail/Office		36.4		less than 1	%	2.7	%	
Retail/restaurant		28.2		less than 1	%	2.1	%	
Mixed Use (Res./Comm)		9.9	101	less than 1	%	less than 1	%	
	Total	1,325.2		7.5	%	100.0	%	
Industrial		Total Acres			%		%	
Light Industrial		218.6		1.2	%	14.8	%	
Heavy Manufacturing		418.8		2.4	%	28.4	%	
Warehousing		7.4		less than 1	%	less than 1	%	
Storage Yards		48.0		less than 1	%	3.3	%	
Self Storage		36.1		less than 1	%	2.4	%	
Business Park		128.3		less than 1	%	8.7	%	
Oil Production		618.5		3.5	%	41.9	%	
	Total	1,475.7		8.3	%	100.0	%	

TABLE LU-1 (cont.)

**Huntington Beach Existing Land Use Survey
1991-1992**

Institutional		Total Acres			%		%
Religious		144.9		less than 1	%	72.9	%
Private School		12.5		less than 1	%	6.3	%
Museum		0.2		less than 1	%	less than 1	%
Hospital		41.1		less than 1	%	20.7	%
	Total	198.7		1.1	%	100.0	%
Public/Quasi-Public		Total Acres			%		%
Public School		855.2		4.8	%	43.7	%
Fire Service Related		14.6		less than 1	%	less than 1	%
Police Service Related		133.2		less than 1	%	6.8	%
Utilities		234.8		1.3	%	12.0	%
Parks&Rec/Comm. Rec.		665.1		3.8	%	34.0	%
Government Office		38.9		less than 1	%	2.0	%
Library		11.4		less than 1	%	less than 1	%
Municipal Parking		5.7		less than 1	%	less than 1	%
	Total	1,958.80		11.0	%	100.0	%
Other		Total Acres			%		%
Easements		638.5		3.6	%	57.6	%
Habitat Preservation		24.7		less than 1	%	1.8	%
Open Space/Cemetery		70.9		less than 1	%	6.4	%
Agricultural/Livestock		69.1		less than 1	%	6.2	%
City Beach		2.0		less than 1	%	less than 1	%
State Beach		308.0		1.7	%	27.8	%
	Total	1,109.0		6.3	%	100.0	%
Roadways							
Streets/Alleys/Roadways		3,866.80		21.8	%	100.0	%
Vacant		Total Acres			%		
Vacant		472.5		2.7	%	100.0	%
		Total Acres	Total Units				
CITY TOTAL		17,728.0	68,272.4				
Sphere of Influence (Bolsa Chica)					%		
Residential, Recreation, Public Facilities,		490		30.9	%		
and Roads Conservation		1098		69.1	%		
SPHERE OF INFLUENCE TOTAL		1588		100.0	%		

* Reflects the Orange County approved Bolsa Chica Land Use Plan, Option B with Tidal Inlet.

Source: Envicom Corporation, 1992

B. SPECIAL DEVELOPMENT AREAS

The City of Huntington Beach contains ten approved Specific Plans (**Figure LU-2**).

- North Huntington Center
- Meadowlark
- Huntington Harbour Bay Club
- Ellis-Golden West
- Pacifica Community Plan
- Holly-Seacliff
- Seabridge
- Downtown
- Magnolia Pacific
- Seacliff

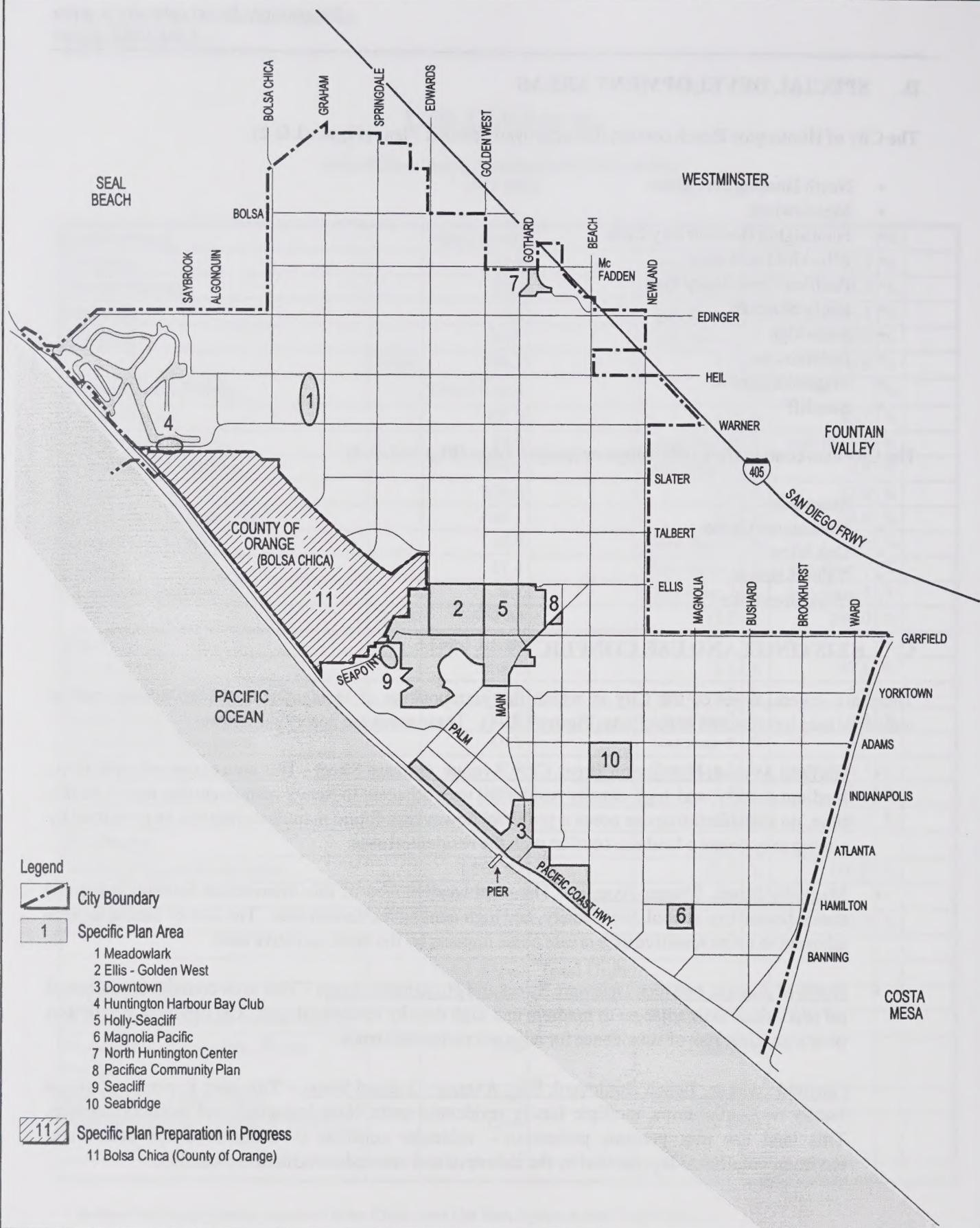
The City also contains five redevelopment project areas (**Figure LU-3**).

- Main-Pier
- Huntington Center
- Oak View
- Talbert-Beach
- Yorktown-Lake

C. EXISTING LAND USE CONFLICTS

There are several areas of the City in which the juxtaposition of residential uses with commercial or industrial uses has resulted in conflicts (**Figure LU-4**). These areas are described below:

- Garfield Avenue, Huntington Street, Clay Avenue, Gothard Street - This area contains low density, medium density, and high density residential uses adjacent to heavy manufacturing uses. At this time, no manufacturing use poses a problem, however, a future manufacturing use as permitted by zoning may create a land use conflict with the residential uses.
- Magnolia Street, Warner Avenue - The northwestern area of this intersection contains industrial uses adjacent to a school, low density, and high density residential uses. The mix of industrial uses adjacent to noise sensitive uses create noise impacts on the noise sensitive uses.
- North of Adams, between Delaware Street and Huntington Street - This area contains a number of oil production sites adjacent to medium and high density residential uses. Oil production activities pose a possible risk of subsidence for adjacent residential lands.
- Garfield Avenue, Beach Boulevard, Ellis Avenue, Gothard Street - This area is a mix of single family residential units, multiple family residential units, light industrial, and institutional uses. This land use mix presents pedestrian - vehicular conflicts in addition to the health and environmental hazards presented by the industrial and non-industrial land use conflict.



SPECIFIC PLAN AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

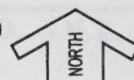
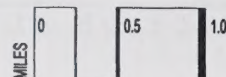
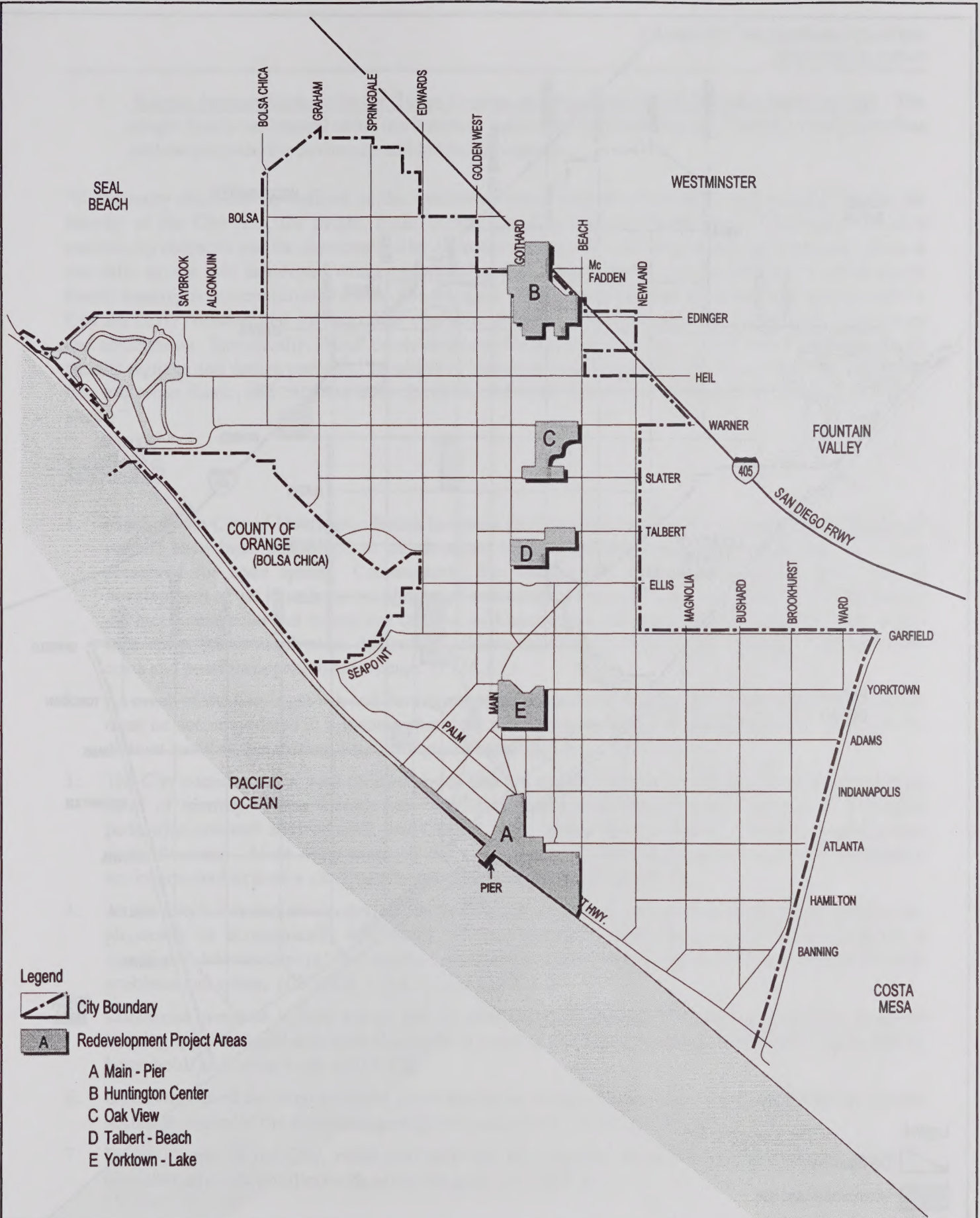


FIGURE **LU-2**

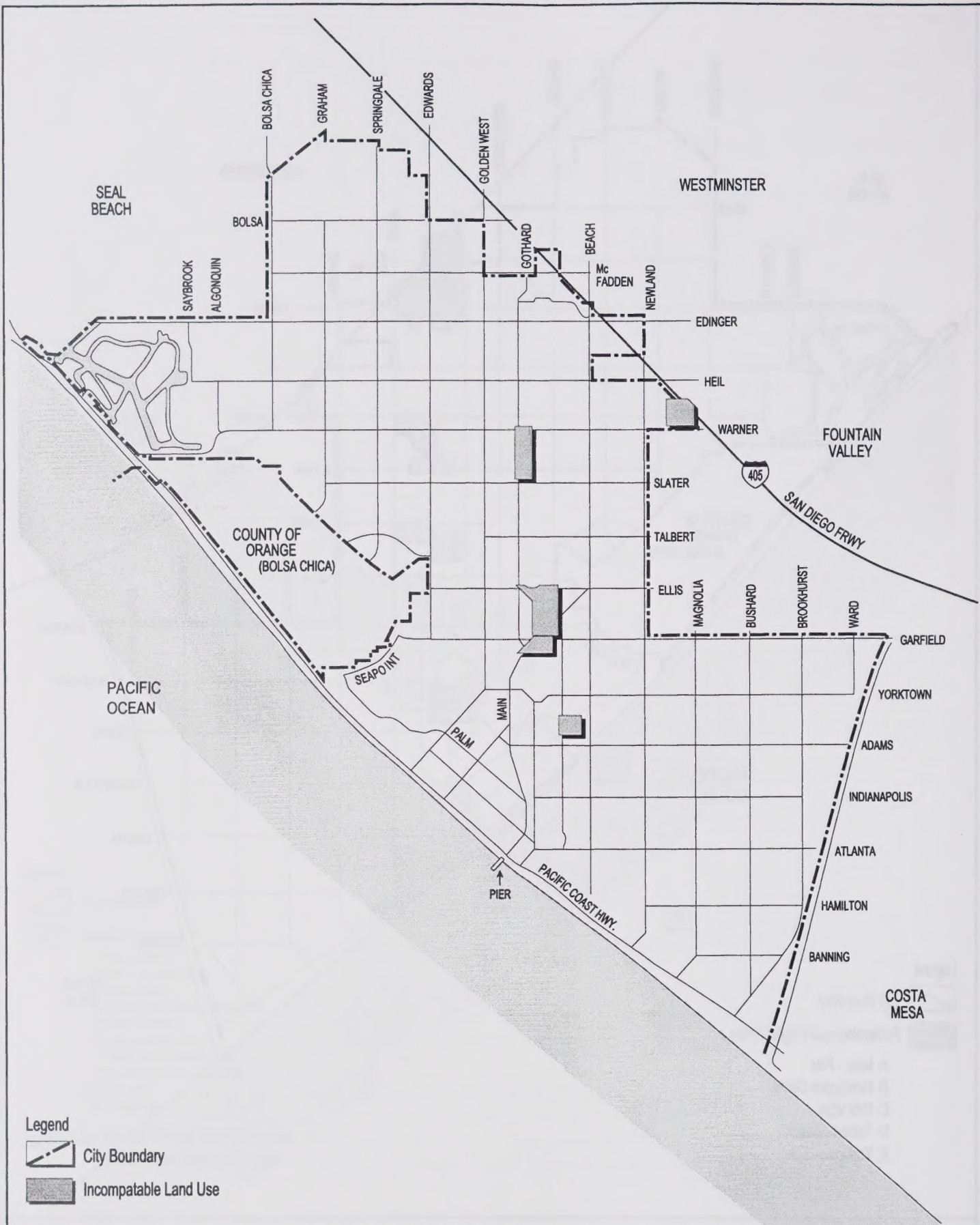


REDEVELOPMENT PROJECT AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN



FIGURE **LU-3**



- Warner Avenue, Gothard Street, Slater Avenue, and Southern Pacific Railroad Right-of-Way - The single family residential units, institutional, light industrial, and retail mix creates traffic conflicts and the potential for environmental and health hazards.

“Community character” is defined as the qualitative characteristics of existing land use that define the identity of the City (i.e., the height, scale, design and distribution of land uses). Huntington Beach’s community character can be characterized by a pattern of “superblocks” bounded by primary arterials on a one mile square grid developed with commercial and/or higher density residential uses in which single family housing is centered around a school and/or park. Although the single family residential blocks of the City are fairly cohesive and stable in their character, the character of the primary arterials lacks continuity and consistency. Specifically, Beach Boulevard contains sporadic development sizes and is cluttered with chaotic signage and design patterns. In addition, historical and cultural landmarks are not well integrated into the urban fabric, and oil production facilities and other utilities constitute another source of “urban clutter.”

ISSUES

1. Much of the City of Huntington Beach has been developed and many of the remaining undeveloped parcels have been committed to development by specific plans and development agreements or preserved for open space. Consequently, the fundamental patterns, distribution, and form of development of use have been established. Correcting existing problems, such as the establishment of distinct commercial and mixed use centers, will necessitate the recycling and re-use of these areas. Inherently, this is much more difficult to achieve than the development of vacant properties due to costs and possible opposition to change. (LU 8.1.1)
2. As much of the City’s growth and development will necessitate infill and recycling of existing uses, it must be accommodated in a manner that does not adversely disrupt existing neighborhoods and the distinct qualities that distinguish Huntington Beach. (LU 8.1.1, LU 9.2.1)
3. The City contains a few well-defined places that are characterized by community activity and a high level of identity. These include the Pier-Main Street area, which is an example of a distinct pedestrian-oriented environment, and Central Park, which functions as a primary recreation and cultural center. Most other areas of the City, however, have developed as automobile-oriented environments that pose a challenge for neighborhood interactions (LU 8.1.1)
4. As the City’s housing stock ages, efforts will be required to ensure that it is maintained and does not physically or economically deteriorate. Some residential areas have been characterized by a significant deterioration in their quality, resulting in declining property values and increased social problems and crime. (LU 4.3.2, LU 4.3.1, and LU 4.3.3)
5. Continued increases in land values and construction costs inhibit the ability to provide a range of housing types and prices to meet the needs of existing and future residents, particularly young family households and lower wage. (LU 9.1.1)
6. Unless designed and sited properly, multi-family residential development could negatively impact the aesthetic quality of the surrounding neighborhood. (LU 9.1.3 and LU 9.3.2)
7. In some areas of the City, residential units are incompatibly located in commercial and industrial districts and create conflicts with adjoining uses. (LU 10.1.6)



Older apartment building; “stucco-box” with no open space or recreational amenities.

8. Currently, the City contains a mix of commercial uses serving residents, regional populations, and recreational visitors. As the City grows, it is important to maintain a balance of uses that does not adversely impact the quality of life of the City’s residents. (LU 10.1.1)
9. In general, existing local-serving uses (grocery stores, clothing, services, etc.) are sufficient to meet the needs of the City’s residents. In some areas, there is an over concentration of commercial centers, particularly where there are three or more at an intersection, resulting in vacancies. (LU 8.1.1)



Local, neighborhood grocery store.

10. The City's regional retail uses are not competitive with centers in other cities and, to be effective, will require significant improvements. (LU 10.1.16)



Huntington Center.

11. Currently, the City contains a high concentration of automobile dealers that are located along Beach Boulevard in a relatively fragmented manner. These dealers could compete more effectively with other cities if they were located in a highly visible, consolidated automobile area. (LU 8.1.1)



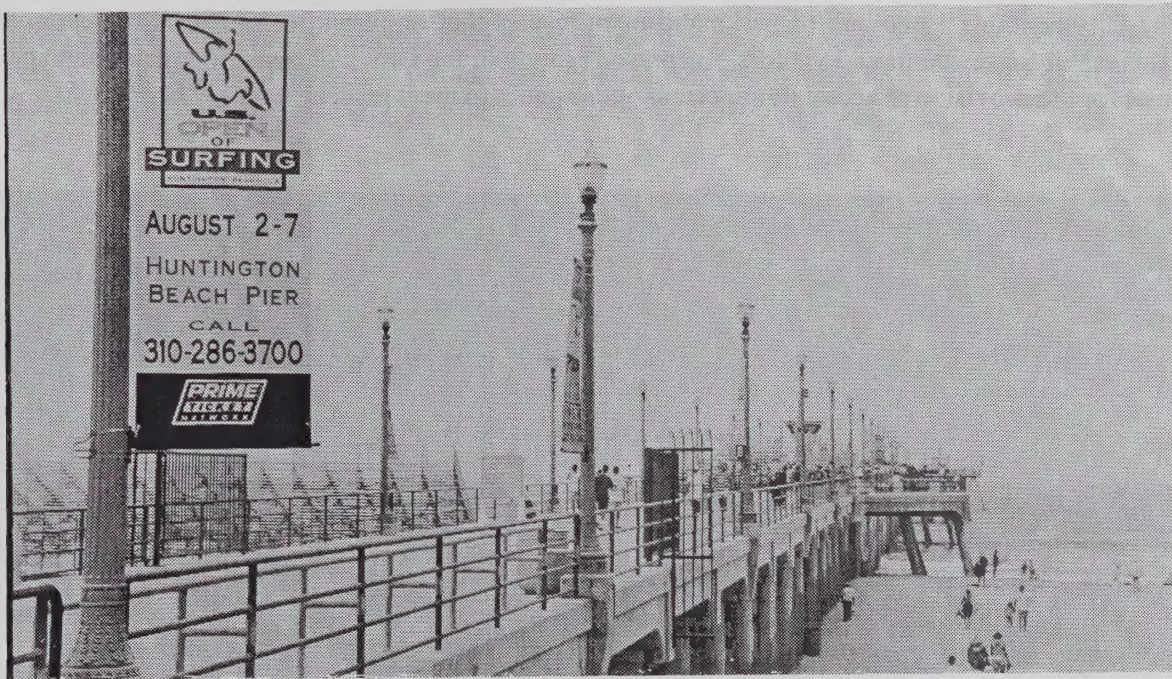
Beach Boulevard automobile dealerships.

12. Development in many commercial corridors is fragmented with few concentrations of uses. This results in the absence of identifiable and unified districts. Viable commercial districts necessitate the clustering of compatible uses in limited areas, rather than dispersion along corridors. (LU 8.1.1)
13. Traffic from many commercial areas is intruding onto adjacent residential streets. (LU 10.1.6)
14. As retail and office commercial growth continues and intensifies, it is essential that new buildings be designed and sited to be compatible in scale and character with existing development. Higher density structures could adversely impact the character of the City, unless they are scaled, *setback*, and *designed* to create visually distinctive architecture and places. (LU 10.1.13, LU 10.1.16, LU 10.1.20, and LU 11.1.5)



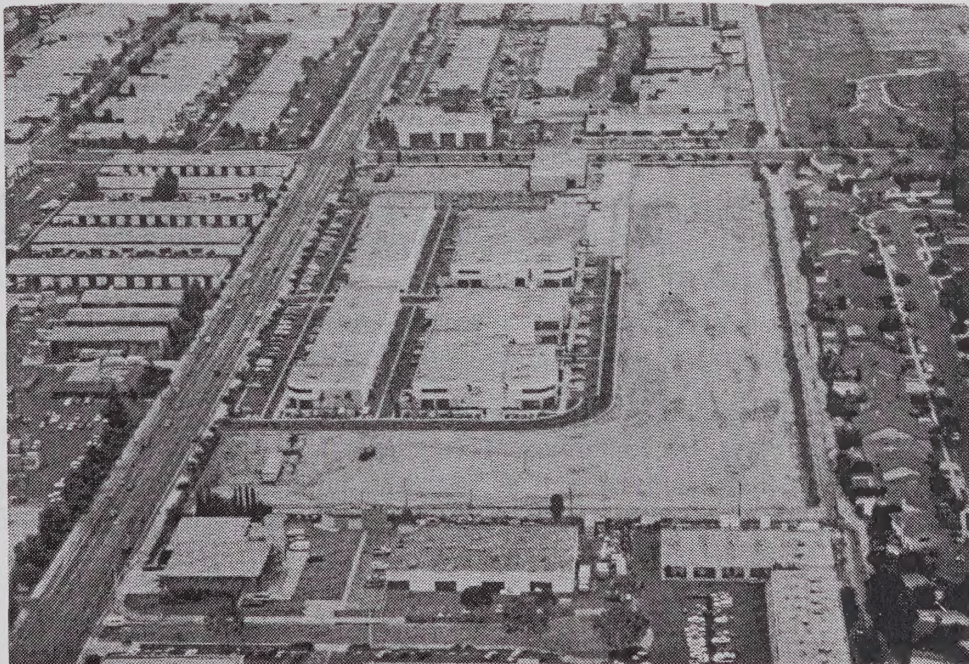
High density structure that has been modulated and articulated to create visual interest and character.

15. The Huntington Beach Pier, coastline, and open space resources are significant recreational assets that can be utilized as an attraction for the development of visitor-serving uses. (LU 10.1.18)



Huntington Beach Pier.

16. Commercial and other non-industrial uses have been introduced in some of the City's industrial areas. Many of these uses have supported and been ancillary to the primary industrial function. However, continuing pressures to replace industrial with commercial uses could, ultimately, reduce the capacity of the City to provide sufficient industrial uses that are needed to provide jobs for the City's residents. (LU 12.1.1)



Industrial area with commercial intrusion.

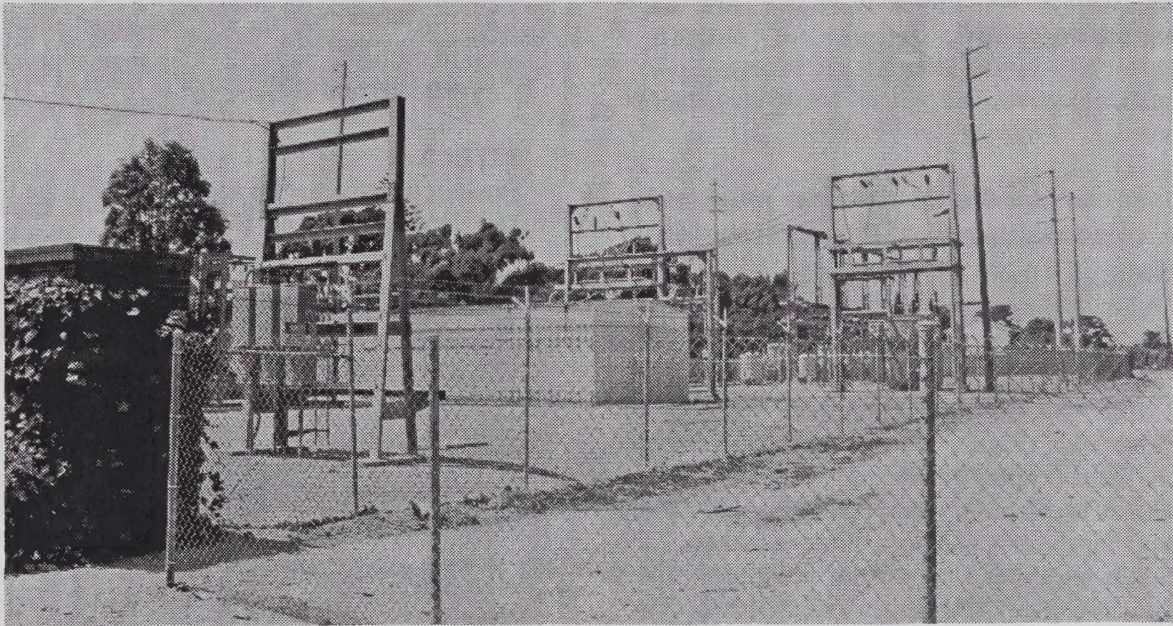
17. The Gothard Corridor represents an unique opportunity for the continued development of “incubator” industries (first generation businesses) and ancillary retail uses. *(LU 12.1.1)*
18. The City contains a network of parks and open spaces that represent a significant recreational and visual asset for residents and visitors. Increased growth in the City will result in greater demands and costs for the provision of adequate parks and open spaces to meet resident needs. *(LU 14.1.1)*



Neighborhood park.

19. Many of the schools within the City have been closed in recent years due to declining student enrollments. However, forecasts of population growth and demographic characteristics clearly indicate a need for additional classroom space in the future. *(LU 13.1.4, 13.1.5, 13.1.6, and 13.1.7)*
20. The City contains important coastal and river wetland environments that contain significant habitat. As development expands, it is important to establish standards that ensure the protection of these resources. *(LU 5.1.1, LU 5.1.2, and LU 5.1.3)*
21. The Pacific Ocean and beach-front represent significant recreational and visual assets that attracts many visitors to Huntington Beach. *(LU 10.1.18 and LU 10.1.19)*
22. The City's streets are becoming increasingly impacted by traffic and continued growth and development will exacerbate these conditions. To maintain an acceptable level of service, physical improvements will be necessitated, as well as strategies implemented to reduce single occupant automobile trips. These will require the access of existing and new funding sources. *(LU 2.1.1, LU 2.1.2, and LU 2.1.3)*

23. Much of the City's utility infrastructure is aging and will require improvements or replacement over time. It is essential that the timing and funding of improvements is closely correlated with development phasing. (*LU 2.1.1, LU 2.1.2, LU 2.1.3, U 2.1.6, and U 3.2.1*)



Electrical sub-station.

OVERVIEW OF LAND USE ELEMENT POLICIES AND PROGRAMS

The goals, objectives, policies, and programs (cumulatively, the “policy”) contained in this element are intended to provide guidance regarding the manner in which lands are to be used in the City of Huntington Beach and address the issues summarized in the preceding section. In many respects, the land use policies are directly related to and integrate many of the policies contained in other General Plan Elements. As examples, the land use policies provide the capacity for the development of the range of housing specified in the Housing Element, define the intensity of development that will be accommodated by the Circulation and Public Services and Facilities Elements, and prescribe the manner in which environmental resources will be maintained.

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Land Use in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Land Use Implementation Matrix.

The goals, objectives, and policies are divided into two sections:

1. Policies regarding the manner in which lands are to be maintained and developed Citywide.
2. Policies that reflect intentions uniquely applicable to specific subdivisions and land use categories of the City.

Users of the General Plan should note that both the Land Use Plan (Figure LU-5), Community District Subarea maps (Figure LU-6) and Table LU-4 should be reviewed in determining the appropriate land use and standards for development for parcels within the City. The first is integrated with policies and standards that are applicable to any like category of use or "overlay" regardless of location. The second references the applicable citywide policies and pertinent additional policies and standards to achieve development objectives for a specific subarea or district.

Citywide Land Use Policy

The following prescribes goals, objectives, and policies applicable to development in general, regardless of type, density, or location. Pertinent policies must be considered for any land use or development activity.

Correlation of Land Use Development with Market Demands

Goal

LU 1

Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Objective

LU 1.1

Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

Policies

LU 1.1.1

Establish incentives for the development of uses to support the needs and reflect the economic demands of City residents and visitors. (I-LU 16 and I-LU 17)

LU 1.1.2

Promote development in accordance with the Economic Development Element. (I-LU 17)

Correlation Of Land Use Development with Supporting Public Infrastructure and Services

Goal

LU 2

Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Objective

LU 2.1

Review development with the ability of the City and other service providers to provide adequate public infrastructure (transportation facilities, wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, storm drainage) and quality public services (governmental, police, fire, recreational, cultural, and public educational system).

Policies

LU 2.1.1

Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan). (I-LU 9 and I-LU 14)

LU 2.1.2

Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Service Elements. (I-LU 8, I-LU 9, I-LU 11, and I-LU 12)

LU 2.1.3

Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development. (*I-LU 8*)

LU 2.1.4

Limit the total additional new development citywide (above that existing in 1990) that can be accommodated in the City to the following, or an equivalent number of trips that can be generated (“trip budget”), provided that the highway improvements stipulated by the Circulation Element are implemented³:

Residential Units (single, multi-family, and mixed use)	18,500
Commercial Retail Square Feet	3,165,000
Commercial Office Square Feet	1,570,000
Industrial Square Feet	2,505,000
Overnight Accommodations Rooms	2,500

The permitted development, or “trip budget,” shall be allocated to specific sub-areas of the City as determined by the City’s traffic model used in the preparation of the General Plan. The mix of uses that are permitted may be varied provided that the total “trip budget” is not exceeded. (*I-LU 8 and I-LU 12*)

LU 2.1.5

Permit increases in development capacity consistent with the types and densities of uses depicted on the Land Use Plan (**Figure LU-5**) and prescribed by **Policy LU 7.1.1**, when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on highway level of service and vehicle trips). (*I-LU 8, I-LU 12, and I-LU 9*)

LU 2.1.6

Monitor the capacities of other infrastructure (water, sewer, and other) and services and establish appropriate limits on development should their utilization and demands for service exceed acceptable levels of service. (*I-LU 9*)

LU 2.1.7

Ensure that development shall not occur without providing for adequate school facilities. (*I-PF 15, I-LU 24, I-LU 25, I-LU 26, and I-LU 27*)

Annexation

Goal

LU 3

Achieve the logical, orderly, and beneficial expansion of the City’s services and jurisdictional limits.

Objective

LU 3.1

Ensure that any proposed annexation is consistent with the overall objectives and does not adversely impact fiscal or environmental resources, and public services and infrastructure of the City of Huntington Beach.

Policies

LU 3.1.1

Require that any lands proposed for annexation are contiguous with the City. (*I-LU 23*)

LU 3.1.2

Require that the existing and future land uses located within the proposed annexation area are compatible with the adjacent City land uses. (*I-LU 23*)

LU 3.1.3

Require that development within annexation areas be consistent with the development and resource management objectives and policies stipulated by the General Plan for existing lands within the City. (*I-LU 23*)

LU 3.1.4

Require that the proposed annexation areas generate a sufficient tax base or other revenue base to pay for their required or necessary City services. (*I-LU 23*)

LU 3.1.5

Require that the infrastructure and service provision to the proposed annexation areas will not create a burden on existing City services and infrastructure. (*I-LU 23*)

³ The trip budget incorporates development projects approved previous to the adoption of the General Plan.

LU 3.1.6⁴

Consider creating a policy directing the City to consider annexation of the Bolsa Chica area (prior to development) to link future development with the City's infrastructure. (*I-LU 23*)

Quality of the City's Built Environment

Goal

LU 4

Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Objective

LU 4.1

Promote the development of residential, commercial, industrial, and public buildings and sites that convey a high quality visual image and character.

Policies

LU 4.1.1

Require adherence to or consideration of the policies prescribed for *Design and Development* in this Plan, as appropriate. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, I-LU 13, and I-LU 15*)

LU 4.1.2

Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. (*I-LU 1, I-LU 4, I-LU 7, I-LU 13, and I-LU 10*)

LU 4.1.3

Require property owners to maintain landscaping, remove and abate weeds, and replace unhealthy or dead landscape. (*I-LU 19 and I-LU 22*)

LU 4.1.4

Encourage developers to incorporate mature and specimen trees and other significant vegetation, as defined by the City, that may exist on a site into the design of a development project for that site. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, and I-LU 19*)

LU 4.1.5

Consider creating incentives for the use of drought-tolerant species in landscape design. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 7*)

LU 4.1.6

Require that commercial and industrial development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 19*)

LU 4.1.7

Require that all commercial and industrial landscape be adequately irrigated with automatic irrigation systems. (*I-LU 1, I-LU 4, and I-LU 7*)

LU 4.1.8

Use reclaimed water for the irrigation of public and private landscape, as feasible. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 14*)

Objective

LU 4.2

Ensure that structures and sites are designed and constructed to maintain their long-term quality.

Policies

LU 4.2.1

Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings. (*I-LU 3*)

LU 4.2.2

Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code. (*I-LU 3 and I-LU 6*)

LU 4.2.3

Periodically, review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards. (*I-LU 3*)

LU 4.2.4

Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements. (*I-LU 1, I-LU 5, and I-LU 4*)

LU 4.2.5

Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the American's with Disabilities Act. (*I-LU 1, I-LU 3, and I-LU 4*)

⁴ Mitigation Measure BR-2 as specified in EIR No. 94-1

LU 4.2.6

Monitor the conditions of buildings in the City and enforce pertinent building, municipal, and zoning codes to ensure their maintenance and quality. (*I-LU 19 and I-LU 13*)

Objective

LU 4.3

Ensure that property owners and tenants have access to educational programs regarding property maintenance.

Policies

LU 4.3.1

Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods. (*I-LU 22*)

LU 4.3.2

Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites. (*I-LU 22*)

LU 4.3.3

Provide economic assistance, as funds are available, for the improvement of physically deteriorated structures in the City. (*I-LU 16 and I-LU 22*)

Maintenance of Environmental Quality

Goal

LU 5

Ensure that significant environmental habitats and resources are maintained.

Objective

LU 5.1

Provide for the protection and maintenance of environmental resources as new development and redevelopment occur in the City.

Policies

LU 5.1.1

Require that development protect environmental resources by consideration of the policies and standards contained in the Environmental Resources/Conservation Element of the General Plan and Federal (NEPA) and State (CEQA) regulations. (*I-LU 1, I-LU 2, I-LU 4, I-LU 10, and I-LU 11*)

During the development review process⁵:

- a. Review any development proposal for the Bolsa Chica area to ensure that no development is permitted in Federally delineated wetlands; and
- b. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

LU 5.1.2

Establish procedures, requirements, and programs for Huntington Beach's compliance with regional, State, and Federal environmental requirements, including such legislation as, but not limited to, the Clean Air Act, Clean Water Act, and the Congestion Management Plan. (*I-LU 1 and I-LU 21*)

LU 5.1.3

Participate in inter-jurisdictional and regional environmental management and mitigation programs. (*I-LU 20 and I-LU 21*)

Maintenance of the General Plan

Goal

LU 6

Ensure that the City's General Plan is maintained and updated to be an accurate guide for development and resource conservation.

Objective

LU 6.1

Review the General Plan on an annual basis to retain internal consistency and consistency with other Federal, State and local regulations and policies.

Policies

LU 6.1.1

Prepare an annual report apprising the Planning Commission and City Council of the status and effectiveness of the General Plan. The report should detail how the goals, objectives, policies, and implementation programs have been achieved. (*I-LU 18*)

LU 6.1.2

Ensure that a method is available for the General Plan to be amended within State Guidelines. (*I-LU 18*)

⁵ Mitigation Measure BR-2 as specified in EIR No. 94-1

CITYWIDE LAND USE POLICY: BY LAND USE CATEGORY

Types and Densities of Land Use to be Permitted

Goal

LU 7

Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Objective

LU 7.1

Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic "relief" from urban development.

Policies

LU 7.1.1

Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (**Table LU-2a and 2b**). (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 7.1.2

Require that development be designed to account for the unique characteristics of project sites and objectives for community character and in accordance with the Development "Overlay" Schedule (**Table LU-3**), as appropriate. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, and I-LU 13*)

LU 7.1.3

Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements. (*I-LU 1*)

LU 7.1.4

Establish guidelines to determine if and how conforming uses or structures may be expanded and/or replaced in the event of catastrophe. (*I-LU 1 and I-LU 6*)

LU 7.1.5

Accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources. (*I-LU 1, I-LU 11, I-LU 12, and I-LU 17*)

LU 7.1.6

Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs to housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths and emphasizing the clustering of similar or complementary industries. (*I-LU 1 and I-LU 17*)

Distribution and Pattern of Development

Goal

LU 8

Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

Objective

LU 8.1

Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

Policies

LU 8.1.1

Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map (**Figure LU-5**), and in accordance with the principles discussed below.

- a. Create a network of interrelated activity centers and corridors through the use of distinct functional roles, activities, and/or through the form and scale of development.
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.

- d. Improve industrial districts to accommodate the changing characteristics and needs of manufacturing and other industrial sectors.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions in form, scale, and density of development, and other elements. (*I-LU 1, I-LU 4 I-LU 5, I-LU 10, and I-LU 13*)



LEGEND

Residential

- RL Residential Low Density
- RM Residential Medium Density
- RMH Residential Medium High Density
- RH Residential High Density

Commercial

- CN Commercial Neighborhood
- CG Commercial General
- CR Commercial Regional
- CO Commercial Office
- CV Commercial Visitor

Public

- P Public
- P() School, Hospital, Church (unifying designation)

Overlay

- a Auto District Overlay
- d Design Overlay
- h Historical Overlay
- mu() Mixed Use Overlay (Special Overlay)
- pd Pedestrian Overlay
- rmp Residential Mobile Home Park Overlay
- sp Specific Plan Overlay

Mixed Use

- M Mixed Use
- MV Mixed Use Vertical
- MH Mixed Use Horizontal

Industrial

- I Industrial

Open Space

- OS-C Wetland/Conservation
- OS-P Park
- OS-S Shore
- OS-C Commercial Recreation
- OS-W Water Recreation

Commercial, Industrial, Mixed Use Density Schedule

Density Code	Permitted Density
F1	0.35
F2	0.5
F2A	0.75
F3	1.0
F4	1.25
F5	1.5
F6	2.0
F7	3.0
F8	1.5(MU)+0.35(C)/25 du/ac
F9	1.5(MU)+0.5(C)/25 du/ac
F10	1.5(MU)+1.5(C)/25 du/ac
F11	2.0(MU)+2.0(C)/25 du/ac
F12	3.0(MU)+3.0(C)/25 du/ac
F13	1.5(MU)+0.5(C)/15 du/ac

For additional development standards please refer to the City's Comprehensive Zoning Ordinance (CZO) and the City's Comprehensive Planning and Zoning Ordinance (CPZO) and the City's Comprehensive Planning and Zoning Ordinance (CPZO) and the City's Comprehensive Planning and Zoning Ordinance (CPZO).

LAND USE PLAN

CITY OF HUNTINGTON BEACH GENERAL PLAN

FIGURE LU-5

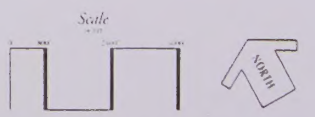


TABLE LU-2a

Land Use Schedule⁶

Land Use Category	Typical Permitted Uses
RESIDENTIAL	
Residential Low (RL)	Single family residential units; clustered zero-lot line developments; and “granny” flats.
Residential Medium (RM)	Single family residential units, duplexes, townhomes, and garden apartments.
Residential Medium High (RMH)	Townhomes, garden apartments, apartment “flats.”
Residential High (RH)	Townhomes, garden apartments, and apartments.
COMMERCIAL	
Commercial Neighborhood (CN)	Small-scale retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drug stores, personal services, cultural facilities, institutional, health, government offices, and similar uses. Generally, individual establishments should not exceed 10,000 square feet. If permitted, their frontage should be designed to convey the visual character of small storefronts.
Commercial General (CG)	Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, government offices, educational, health, institutional and similar uses.
Commercial Regional (CR)	Anchor department stores, outlet stores, promotional (“big box”) retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses.
Commercial Office (CO)	Professional offices and ancillary commercial services (financial institutions, photocopy shops, small restaurants, and similar uses).
Commercial Visitor (CV)	Hotels/motels, restaurants, recreation-related retail sales, cultural uses (e.g., museums) and similar uses oriented to coastal and other visitors to the City.
INDUSTRIAL	
Industrial (I)	• Light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, and restaurants, and similar uses. • Warehouse and sales outlets.
PUBLIC AND INSTITUTIONAL	
Public (P)	Governmental administrative and related facilities, such as public utilities, schools, public parking lots, infrastructure, religious and similar uses.

⁶ See LU 7.1.1 and LU 7.1.2

TABLE LU-2a (Cont.)

Land Use Schedule (Cont.)⁷

Land Use Category	Typical Permitted Uses
MIXED USE	
Mixed Use (M)	- Single uses containing Commercial Neighborhood (CN), or Commercial General (CG) or Residential uses as listed above. - Mixed use areas that may include Vertically Integrated Housing (MV) or Horizontally Integrated Housing (MH) uses, townhomes, garden apartments, and mid-/high-rise apartments, Neighborhood (CN) and Commercial General (CG) uses. - The exact density, location, and mix of uses in this category is intended to be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.
Mixed Use-Vertically Integrated Housing (MV)	- Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above. - Mixed use structures incorporating residential units on the second floor and/or rear of commercial uses; with restrictions on the types of commercial uses to ensure compatibility with the housing.
Mixed Use-Horizontally Integrated Housing (MH)	- Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above. - Multi-family residential, including townhomes, garden apartments, and mid-/high-rise apartments. (Note: each use is limited to a portion of the total designated site, as prescribed by policy in this element.)
OPEN SPACE	
Parks (OS-P)	Public parks and recreational facilities.
Shoreline (OS-S)	Publicly owned coastal beaches. Ancillary buildings may be permitted, such as food stands and recreation equipment rentals, as determined by City review and approval.
Commercial Recreation (OS-CR)	Publicly or privately owned commercial recreation facilities such as golf courses.
Conservation (OS-C)	Properties to be retained for environmental resource conservation and management purposes (e.g., wetlands protection). Ancillary buildings, such as maintenance equipment storage, may be permitted, as determined by City review and approval.
Water Recreation (OS-W)	Lakes and other water bodies used for recreational purposes, such as boating, swimming, and water skiing.

⁷ See LU 7.1.1 and LU 7.1.2

TABLE LU-2b

Land Use Density and Intensity Schedule

Density Category	Permitted Density/Intensity
<i>RESIDENTIAL</i>	Residential densities indicate the maximum density which may be permitted on a site. The actual development density may be reduced to account for site conditions and constraints.
3.0	Maximum of 3.0 dwelling units per net acre.
4.0	Maximum of 4.0 dwelling units per net acre.
7.0	Maximum of 7.0 dwelling units per net acre.
15	Maximum of 15.0 dwelling units per net acre.
25	Maximum of 25.0 dwelling units per net acre.
>30	Greater than 30.0 dwelling units per net acre.
<i>COMMERCIAL AND INDUSTRIAL</i>	Commercial and industrial intensities indicate the maximum floor area ratio (FAR) which may be permitted on a site. The actual development intensity may be reduced to account for site conditions and constraints. FAR represents the total building area (floor space, excluding basements, balconies, and stair bulkheads) on a lot divided by the total area of that lot. (Note: commercial FARs exceeding 0.4 normally necessitate subterranean or subterranean parking to provide adequate space to meet code required parking).
-F1	Maximum floor area ratio of 0.35.
-F2	Maximum floor area ratio of 0.5.
-F2A	Maximum floor area ratio of 0.75.
-F3	Maximum floor area ratio of 1.0.
-F4	Maximum floor area ratio of 1.25.
-F5	Maximum floor area ratio of 1.5.
-F6	Maximum floor area ratio of 2.0.
-F7	Maximum floor area ratio of 3.0.

TABLE LU-2b (cont.)

Land Use Density and Intensity Schedule

Density Category	Permitted Density/Intensity
<i>MIXED USE-VERTICAL INTEGRATION</i>	The intensities/densities of structures vertically-integrating housing and commercial uses shall be determined by a combination of FAR and units per net acre. Each Mixed Use site shall be limited by a total building area FAR, a commercial area FAR, and a residential density. The cumulative total of commercial area FAR and residential density cannot exceed the total building area FAR.
-F8	Maximum total building area floor area ratio of 1.5, commercial FAR of 0.35, and 25 units per net acre.
-F9	Maximum total building area floor area ratio of 1.5, commercial FAR of 0.5, and 25 units per net acre.
-F10	Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre.
-F11	Maximum total building area floor area ratio of 2.0; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre.
-F12	Maximum total building area floor area ratio of 3.0; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 30 units per net acre.
-F13	Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 15 units per net acre.
<i>MIXED USE-HORIZONTAL INTEGRATION</i>	The densities/intensities of commercial and residential uses are indicated by an FAR for the commercial portion of the site and units per acre for the residential portion of the site. Site areas allocated for each use are specified in the policies contained in this element.
-(FAR)/upa*	Maximum floor area ratio and units per net acre as indicated for each zone on the Land Use Plan.

TABLE LU-3

Development "Overlay" Schedule

Land Use "Overlay" Category	Characteristics/Requirements
Specific Plan -sp	Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses.
Residential Mobile Home Park -rmp	Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Mixed Use -mu	Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (See LU 11.1.1). The design and density for a mixed use project shall be as shown on the Figure LU 5 in parentheses (See Table LU-2b for more detail). If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (I-LU 1, I-LU 13, and I-LU 10).
Automobile District -a	Permits the development of an automobile district in addition to the underlying land uses.
Special Design Standards -d	Permits underlying land uses in accordance with special design standards.

RESIDENTIAL NEIGHBORHOODS

Goal

LU 9

Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Objective

LU 9.1

Provide for the development of single- and multi-family residential neighborhoods.

Policies

Development Types and Densities

LU 9.1.1

Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules (**Policy LU 7.1.1**). (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Design and Development

LU 9.1.2

Require that single-family residential units be designed to convey a high level of quality and character considering the following guidelines:

- a. Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated "box-like" structures).
- b. Avoid building materials, colors, and construction elements that visually dominate their setting and contrast significantly with the character of their neighborhood.
- c. Minimize the amount and width of the paving of front yards for driveway and garage access.
- d. Encourage innovative and creative design concepts.
- e. Locate and design garages so that they do not dominate the street frontage. (*I-LU 1, I-LU 4, I-LU 5, I-LU 10, and I-LU 13*)



Single family housing that is oriented to the street, and is designed with varying setbacks and minimized driveway

LU 9.1.3

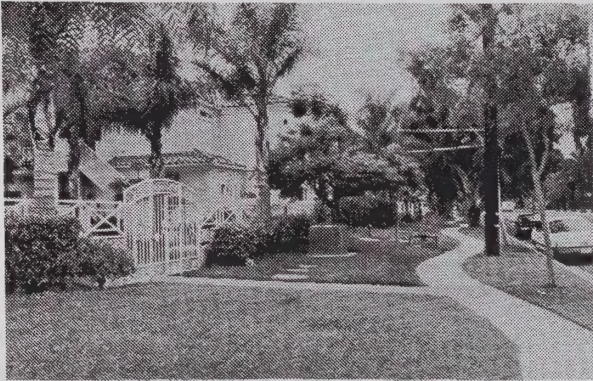
Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character as discussed below.

- a. Design building elevations treatment to convey the visual character of individual units rather than a singular building mass and volumes.
- b. Locate the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, visually screening subterranean parking facilities from the street frontage.
- c. Include separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be accessed from exterior facades, interior courtyards, and/or common areas.



Orientation of multi-family units on a courtyard

- d. Site and design parking areas and facilities that are integrated with but do not dominate the architectural character of the structure.
- e. Include an adequate landscape setback along the street frontage that is integrated with abutting sidewalks and provides continuity throughout the neighborhood. (*I-LU 1, I-LU 4, I-LU 5, I-LU 10, and I-LU 13*)



Landscape setback along a multi-family street frontage

LU 9.1.4

Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents. (*I-LU 1, I-LU 4, and I-LU 10*)

Residential Infill

Objective

LU 9.2

Provide for the preservation of existing residential neighborhoods.

Policies

LU 9.2.1

Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the:

- a. maintenance of the predominant or median existing front yard setbacks;
- b. use of building heights, grade elevations, orientation, and bulk that are compatible with the surrounding development;
- c. use of complimentary building materials, colors, and forms, while allowing flexibility for unique design solutions; and
- d. maintenance of privacy on abutting residences (*I-LU 1, I-LU 5, I-LU 10, and I-LU 13*)



Traditional residential street with porches on the street, minimized driveways, and extensive landscaping

New Residential Subdivisions

Objective

LU 9.3

Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses and are configured to establish a distinct sense of neighborhood and identity.

Policies

Permitted Uses and Densities

LU 9.3.1

Permit the development of master-planned residential projects that incorporate a mix of housing types, neighborhood-serving commercial, services, schools, parks, open space, and other elements in areas designated for residential on the Land Use Plan Map. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Design and Development

LU 9.3.2

Require that the design of new residential subdivisions consider the following.

- a. Establish a street configuration involving the interconnection of individual streets that emphasizes a pattern of “blocks” rather than cul-de-sacs (**Plate LU-1 and LU-2**).
- b. Integrate public squares, mini-parks, or other landscaped elements.

- c. Cluster residential units and, if possible, integrate small clusters of multi-family housing within single family areas to preserve open space.
- d. Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services, such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.
- e. Site common facilities around a public park or plaza to encourage a high level of community activity.
- f. Establish a continuous network of sidewalks, bicycle and pedestrian paths, and other elements that link all community areas and provide linkages to land uses in adjacent areas.
- g. Orient housing units to neighborhood and collector streets.
- h. Site and design of units and incorporate elements, such as porches, that emphasize front yards as an activity area and “outdoor living room,” by locating garages in the rear or side yards.
- i. Consider reduced street widths to achieve a more “intimate” relationship between structures, to the extent feasible and in accordance with Huntington Beach Fire Department regulations.
- j. Consider an increase in front yard setbacks, sidewalk widths, and the inclusion of landscaped parkways, especially in neighborhoods where the street width is reduced.
- k. Include alleys or other means to minimize the dominance of garages along the street frontage.
- l. Include setbacks and other design elements that buffer residential units from the impacts of abutting existing commercial and/or industrial development. (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, and I-LU 10*)

LU 9.3.3

Require that nonresidential structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 10*)

LU 9.3.4

Require the preparation and approval of a specific or master plan for large scale residential development projects, where appropriate. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Institutional Uses in Residential Areas

Objective

LU 9.4

Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

Policies

Permitted Uses

LU 9.4.1

Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Design and Development

LU 9.4.2

Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (*I-LU 1 I-LU 5, and I-LU 13*)

LU 9.4.3

Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin one another in order to maximize the use of property, minimize the cost of development, and enhance the recreational and educational opportunities for the community. (*RCS 3.1, I-LU 1 I-LU 25, I-LU 25, and I-LU 13*)



"TRADITIONAL" RESIDENTIAL NEIGHBORHOOD

- EXTENSIVE LANDSCAPE
- HOUSING ORIENTED TO STREET
- NARROW STREETS; SLOWS TRAFFIC
- GARAGES ARE NOT VISUAL DOMINANT



"NEO-TRADITIONAL" SUBDIVISIONS

HOUSES FACE THE STREET AND EACH OTHER

STREET WIDTHS REDUCED FROM TYPICAL SUBURBAN SUBDIVISIONS



PEDESTRIAN/NEIGHBORHOOD-ORIENTED LIGHTING

USABLE FRONT PORCHES

ORIENTATION OF HOUSES DEFINE FRONT YARDS AS OUTDOOR "LIVING ROOMS"; GARAGES DO NOT VISUALLY DOMINATE

RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE **LU-1**

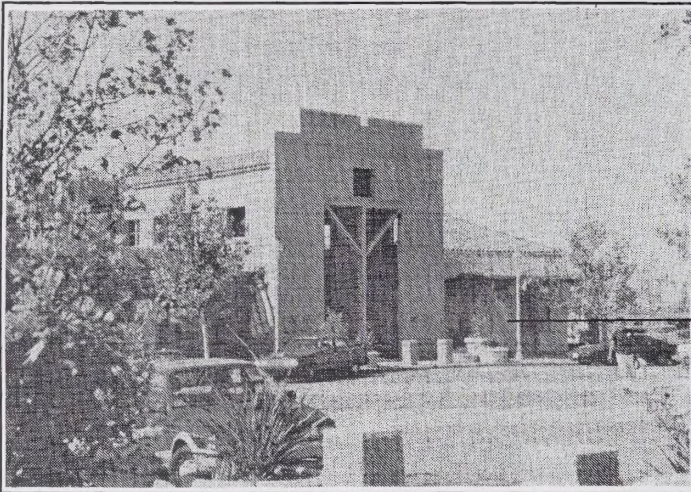


ACCESSORY DWELLING

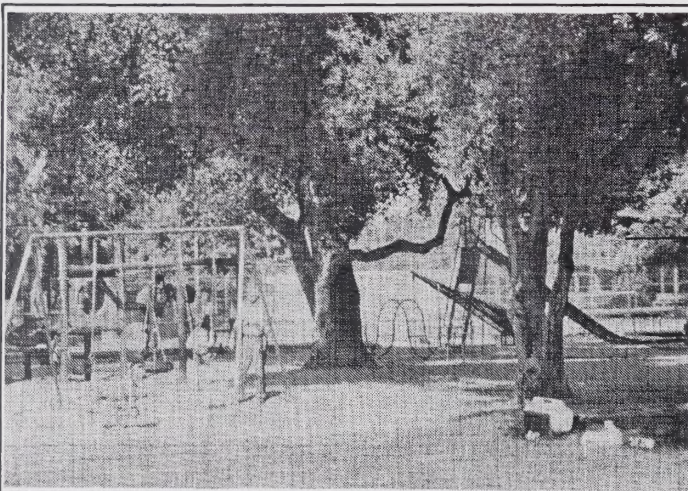
USABLE PORCH ON STREET ELEVATION

GARAGE LOCATED IN REAR; VIEW FROM STREET IS MINIMIZED

DRIVEWAY PAVING IS MINIMIZED



COMMUNITY ACTIVITY CENTER INCORPORATED WITH HOUSING ("FOCAL POINT")



INCLUSION OF NEIGHBORHOOD AND COMMUNITY PARKS

RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES (CONTINUED)

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE **LU-2**

Housing for Special Needs

Objective

LU 9.5

Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

Policies

Permitted Uses

LU 9.5.1

Accommodate the development of housing types, such as multifamily development and Single Room Occupancies (SRO), intended to meet the special needs of senior citizens, the physically and mentally challenged, and, very low, low and moderate income households in areas designated for residential and mixed-use on the Land Use Plan Map, in accordance with the Housing Element. (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

Design and Development

LU 9.5.2

Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 10*)

Commercial Districts and Corridors

Goal

LU 10

Achieve the development of a range of commercial uses.

Objective

LU 10.1

Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policies

Permitted Uses

LU 10.1.1

Accommodate the development of neighborhood, community, regional, office, and visitor-serving commercial uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 10.1.2

Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in commercial districts; possibly including the use of density bonus incentives, expedited entitlements, or other techniques. (*I-AQ 1, I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 10.1.3

Require the incorporation of facilities to promote the use of public transit, such as bus turnouts and drop-offs where appropriate. (*CE 3.2.1, I-LU 1, I-LU 4, and I-LU 7*)

Design and Development

LU 10.1.4

Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality. (*I-LU 4, I-LU 5, I-LU 10, and I-LU 13*)

LU 10.1.5

Require that buildings, parking, and vehicular access be sited and designed to prevent adverse impacts on adjacent residential neighborhoods. (*I-LU 1, I-LU 10, and I-LU 11*)

LU 10.1.6

Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards. (*I-LU 1, I-LU 5, I-LU 10, I-LU 13, I-LU 13, and N 1.4.1*)

LU 10.1.7

Require that parking structures located on commercial parcels abutting residential uses (a) be designed to prevent adverse noise and air emission impacts and (b) incorporate architectural design elements, such as facade articulation, offset planes, and landscape, to provide visual interest and compatibility with the residences. (*N 1.4.3, I-LU 1, I-LU 4, I-LU 5, I-LU 10, I-LU 11, and I-LU 13*)

LU 10.1.8

Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties. (*I-LU 1, I-LU 10, I-LU 11, N 1.8.2 and N 1.8.3*)

LU 10.1.9

Continue to control the location and amount of alcohol sales, adult businesses, game arcades, and other “community-sensitive” uses, based on proximity to residences, schools, religious facilities, and parks as authorized by legislative and legal requirements. (*I-LU 1*)

Commercial Neighborhood Uses (CN)

Design and Development

LU 10.1.10

Require that development be designed to convey a local neighborhood’s character considering the following:

- a. limitation of building heights to those compatible with of the surrounding neighborhood;
- b. siting and design of structures and inclusion of amenities to facilitate and encourage pedestrian activity;
- c. siting of buildings along common sidewalks, pedestrian areas, and bicycle routes that are connected with surrounding residential areas;
- d. siting and location of access points and, where feasible, the inclusion of reciprocal access.
- e. inclusion of extensive landscape that should be used to visually “extend” the character of surrounding residential neighborhoods; and (*CE 2.3.3, I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10 and I-LU 13*)

Commercial General Uses (CG)

Permitted Uses (in addition to Policy 7.1.1)

LU 10.1.11

Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity. These may encompass such uses as adult or child daycare facilities, community meeting rooms, “neighborhood” restaurants, entertainment, and cultural facilities. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, and I-LU 17*)

Design and Development

LU 10.1.12

Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

- a. incorporation of site landscape, particularly along street frontages and in parking lots;
- b. linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
- c. siting and design of structures to facilitate and encourage pedestrian activity;
- d. siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
- e. architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
- f. inclusion of consistent signage designed and integrated into the building’s architectural character. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 11*)

LU 10.1.13

Encourage the long-term physical maintenance and economic vitality of Commercial General areas, including the consideration of the use of pro-active programs of economic reinvestment, code enforcement and redevelopment. (*I-LU 16 and I-LU 17, and I-LU 19*)

Commercial Regional Uses (CR)



Regional Commercial Center

Permitted Uses (in addition to Policy LU 7.1.1)

LU 10.1.14

Encourage the incorporation of community-oriented facilities in regional commercial developments, such as telecommunications centers, public meeting rooms, daycare facilities, and cultural uses. (*I-LU 1, I-LU 4, and I-LU 7*)

Design and Development

LU 10.1.15

Require that regional commercial developments be designed to convey the visual sense of an integrated center by consideration of the following principles:

- a. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale “boxes”;
- b. use of roofline or height variations to visually differentiate the building massing and incorporation of recesses and setbacks on any elevation above the second floor above grade;
- c. siting of a portion of the buildings in proximity to their primary street frontage to convey a visual relationship to the street and sidewalks;
- d. design of the exterior periphery of the structures to contain shops, restaurants, display windows, and other elements that provide visual interest to parking areas and the street elevation;

- e. inclusion of a “public square” as a gathering place of public activity in multi-tenant regional centers;
- f. clear identification of building entrances;
- g. use of landscape that provides a three-dimensional character;
- h. encourage the provision of public art;
- i. inclusion of consistent and well-designed signage integrated with the building’s architectural character, including pedestrian-oriented signage; and
- j. design of parking structures to be visually integrated with the commercial buildings. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

Commercial Office Uses (CO)



Corporate office center

Permitted Uses (in addition to Policy LU 7.1.1)

Design and Development

LU 10.1.16

Require that additions to existing office developments be designed to complement the existing structures and achieve a consistent character. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 10*)

Commercial Visitor Uses (CV)

Permitted Uses (in addition to Policy LU 7.1.1)

LU 10.1.17

Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.). (*I-LU 1, I-LU 2, and I-LU 7*)

LU 10.1.18

Encourage the incorporation of meeting rooms, conference and banquet facilities, and other uses available to visitors and the City's residents in major visitor-serving development projects. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Design and Development

LU 10.1.19

Require that visitor-serving commercial developments be designed to reflect and be compatible with their setting and/or function (e.g., design of park buildings avoiding colors, materials, and architectural forms that visually dominate the park setting). (*I-LU 1, I-LU 2, I-LU 4, and I-LU 10*)

Mixed-Use Districts and Corridors (MH, MV, M)

Goal

LU 11

Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Objective

LU 11.1

Provide for the development of structures that integrate housing with commercial uses, and ensure the compatibility of these uses.

Policies

Permitted Uses

LU 11.1.1

Accommodate the development of structures and sites that integrate housing units with retail and office commercial uses in areas designated for "mixed use" on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 4, and I-LU 7*)

LU 11.1.2

Limit commercial uses in mixed-use development projects to those uses that are compatible with the residences. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 10*)

LU 11.1.3

Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in mixed-use districts; possibly including the use of bonus densities, expedited entitlements, or other techniques. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 11.1.4

Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed-use development projects. (*I-LU 1, I-LU 4, I-LU 8, and I-LU 10*)

Design and Development

LU 11.1.5

Require that mixed-use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (*N 1.5.1, I-LU 1, I-LU 4, I-LU 10, and I-LU 11*)

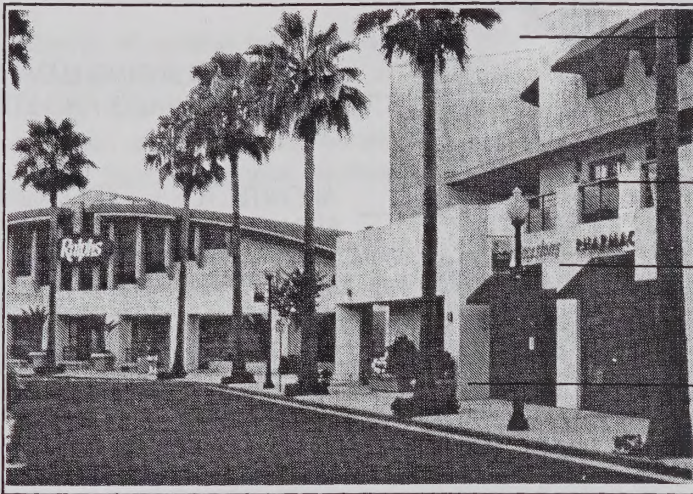
LU 11.1.6

Require that the ground floor of structures that horizontally integrate housing with commercial uses locate commercial uses along the street frontage (housing may be located to the rear and/or on upper floors). (*I-LU 1, I-LU 4, and I-LU 5*)

LU 11.1.7

Require that mixed-use development projects be designed to achieve a consistent and high quality character, including the consideration of the:

- a. visual and physical integration among the commercial and residential uses (**Plates LU-3 and LU-4**);
- b. architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts and residential units;



MODULATION OF BUILDING
MASSES, VOLUMES AND ROOF LINE

DIVERSITY OF USES (FOOD,
SERVICES, AND HOUSING)

SIGNS INTEGRATED WITH
ARCHITECTURAL CHARACTER

BUILDING LOCATED IN PROXIMITY
TO SIDEWALKS AND STREET



SIGNS ORIENTED TO PEDESTRIANS;
NOT AUTOMOBILES

ARTICULATED BUILDING
ELEVATIONS

SIDEWALK IS A PLEASANT PLACE TO
BE



BUILDING STOREFRONTS ARE
ORIENTED TO PEDESTRIANS;
TRANSPARENT AND AT GRADE

COMMERCIAL AND MIXED-USE DISTRICTS DESIGN PRINCIPLES

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE **LU-3**



COMMON BUILDING ELEVATION
ALONG SIDEWALKS AND STREET

ARCHITECTURAL TREATMENT OF ALL
ELEVATIONS

PEDESTRIAN-ORIENTED AMENITIES



STREET TREE "CANOPY"

OUTDOOR RESTAURANTS AND
CAFES



USE OF SIDEWALKS AND STREETS
FOR FARMERS MARKET

COMMERCIAL AND MIXED-USE DISTRICTS DESIGN PRINCIPLES (CONTINUED)

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE **LU-4**

- c. inclusion of separate and well-defined entries that convey the visual character of individual identity for commercial uses and each residential unit, which may be accessed from exterior facades, interior courtyards, and/or common areas;
- d. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure(s); and
- e. inclusion of extensive site landscape, where feasible. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

INDUSTRIAL DISTRICTS AND CORRIDORS (I)

Goal

LU 12

Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

Objective

LU 12.1

Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

Policies

Permitted Uses

LU 12.1.1

Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 2, I-LU 4 and I-LU 7*)

LU 12.1.2

Allow for the development of warehouse and sales outlets on industrial sites that are located on and front designated arterial highways in proximity to arterial intersections provided that the use will not adversely impact the economic integrity or cohesiveness of the industrial district in which it is located or substantially reduce job opportunities for the City's residents. (*I-LU 1, I-LU 4, and I-LU 7*)

LU 12.1.3

Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in industrial districts; possibly including the use of bonus densities, expedited entitlements, or other techniques. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

Design and Development

LU 12.1.4

Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 10*)

LU 12.1.5

Require that new and recycled industrial structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses, considering the:

- a. use of multiple building masses and volumes to provide visual interest and minimize the visual sense of bulk and mass;
- b. architectural design treatment of all building elevations;
- c. use of landscaping in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;
- d. enclosure of storage areas with decorative screening or walls;
- e. location of site entries to minimize conflicts with adjacent residential neighborhoods; and
- f. mitigation of noise, odor, lighting, and other impacts. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

LU 12.1.6

Require that multiple tenant and large-scale sites developed for light industrial uses be designed with the following considerations:

- a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);
- b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
- c. use of common or compatible architectural design (materials, colors, design character, etc.);
- d. use of consistent and well-designed public and informational signage; and
- e. installation of elements defining the key entry points and activity locations. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

LU 12.1.7

Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts that may adversely impact Huntington Beach. (*I-LU 1 and I-LU 10*)

LU 12.1.8

Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operational impacts with adjacent land uses. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, and I-LU 10*)

LU 12.1.9

Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts. (*CE 1.2.3, I-LU 1, I-LU 4, I-LU 10, I-LU 11, and I-LU 12*)

Public and Institutional Development (P)

Goal

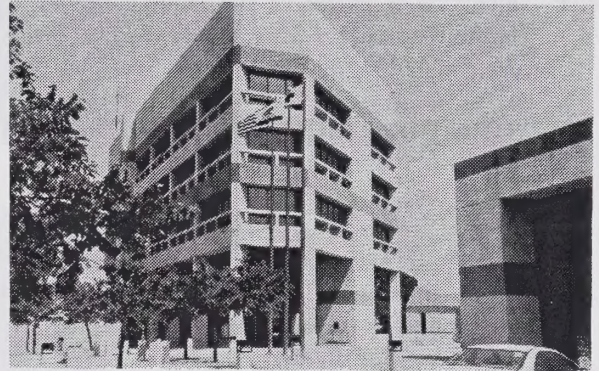
LU 13

Achieve the development of a mix of governmental service, institutional, educational, and religious uses that support the needs of Huntington Beach's residents.

Objective

LU 13.1

Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.



Huntington Beach City Hall

Policies

Permitted Uses

LU 13.1.1

Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 13.1.2

Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval. (*I-LU 1, I-LU 4, and I-LU 7*)

LU 13.1.3

Allow for the continuation of existing and development of new child, adult, and senior adult daycare facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval. (*I-LU 1, I-LU 4, and I-LU 7*)

LU 13.1.4

Create a Surplus School Property Purchasing Plan consistent with State Law (*I-LU 24*)



Huntington Beach Fire Station

LU 13.1.5

Consider creating a School Site Land Use Plan that addresses the long term open space and recreational needs of the school districts and the City's residents. (*I-LU 25*)

LU 13.1.6

Encourage surplus schools and other public properties to be made available first for other public purposes, such as parks, open space, adult or child care, and secondarily for reuse for private purposes and/or other land uses and development. (*I-LU 10 and I-LU 20*)

LU 13.1.7

The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:

- a. compatibility with the type and character of adjacent uses (**See Residential Infill LU 9.2**);
- b. integration with adjacent commercial uses through the use of such amenities as common automobile access and reciprocal access agreements, consistent architectural treatment and pedestrian connections;
- c. the land use designations and policies for surrounding properties as defined by this plan;
- d. formulation and approval of an appropriate site plan;

- e. working with residents of surrounding neighborhoods in the formulation of a reuse plan; and,
- f. the utilization of appropriate design features, such as, but not limited to:

- the maintenance of active, usable open space for use by the surrounding neighborhood
- the provision of buffering, such as open space areas or landscaping between new development and existing development
- compliance with the applicable Design and Development Standards specified in the General Plan (*See LU 9.1.2 and LU 9.3.2*)

Design and Development

LU 13.1.8

Ensure that the City's public buildings, sites, and infrastructure improvements are designed to be compatible in scale, mass, character, and architecture with existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, and work with non-City public agencies to encourage compliance. (*I-LU 1 and I-LU 5*)

Open Space (OS)

Goal

LU 14

Preserve the City's open spaces.

Objective

LU 14.1

Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

Policies

Permitted Uses

LU 14.1.1

Accommodate the development of public parks, coastal and water-related recreational uses, and the conservation of environmental resources in areas designated for Open Space on the Land Use Plan Map and in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

LU 14.1.2

Permit the acquisition and/or dedication of lands for new open space purposes in any land use zone where they complement and are compatible with adjacent land uses and development, contingent on City review and approval. (I-LU 1, I-LU 2, I-LU 4, and I-LU 7)



Neighborhood park

Design and Development

LU 14.1.3

Require that structures located in the City's parks and other open spaces be designed to maintain the environmental character in which they are located. (I-LU 5, I-LU 10, and I-LU 13)

LU 14.1.4

Provide for the acquisition and development of the City's parks in accordance with the Parks and Recreation Element of the General Plan. (I-LU 1, I-LU 7, and I-LU 14)

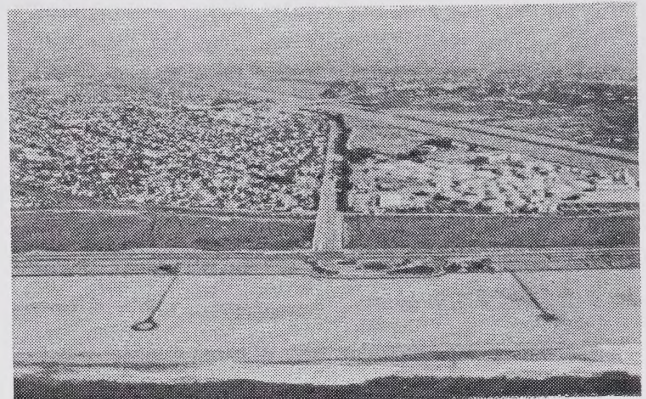
LU 14.1.5

Cooperate with the California Department of Fish and Game, United States Fish and Wildlife Service, and any other appropriate agencies in establishing programs for the protection and, where appropriate, restoration of significant environmental habitats including the Bolsa Chica wetlands, coastal marshes throughout the City and Santa Ana River drainage. (I-LU 20)

LU 14.1.6

Provide for the protection of the City's environmental resources in accordance with the Natural Resources and

Hazards Elements of the General Plan. (I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, and I-LU 11)



Coastal Wetlands

Development "Overlays"

Goal

LU 15

Achieve new development that enhances the City's quality of development and sense of place, goals for community character, and preserves significant historical resources.

Specific Plan Overlay (-sp)

Objective

LU 15.1

Ensure that large scale, mixed-use, and multi-phased development projects and significant land use and activity districts achieve a consistent character, are compatible with their surrounding environment, and benefit the City.

Policies

LU 15.1.1

Require the formulation, adoption, and implementation of Specific Plans for areas designated with a "Specific Plan Overlay (-sp)." This overlay provides greater specificity for the uses permitted and their design than defined for the underlying land use zone. (I-LU 1, I-LU 2, and I-LU 4)

Pedestrian Zone Overlay (-pd)

Objective

LU 15.2

Promote the establishment of commercial and mixed-use districts characterized by high levels of pedestrian activity.

Policies

Permitted Uses

LU 15.2.1

Preclude the development of uses that are characterized by low levels of patronage or conflict with pedestrian activity along the primary sidewalk and street frontages. (I-LU 1, I-LU 5, and I-LU 6)

Design and Development

LU 15.2.2

Require that structures located in the pedestrian overlay zone be sited and designed to enhance pedestrian activity along the sidewalks, in consideration of the following guidelines:

- a. incorporation of uses that stimulate pedestrian activity in the first floor along the street frontage, encouraging professional offices, data computing, and other similar uses to be located in the rear or above the first floor unless economically infeasible;

- b. siting of the linear frontage of the building along the front yard property line to maintain a "building wall" character, except for areas contiguous with the structure used for outdoor dining or courtyards;



Pedestrian oriented commercial uses with buildings openings facing the street, low planters, and landscaping

- c. assurance that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians, except as may be required for landscape and security;
- d. extensive articulation of the building facade and use of multiple building volumes and planes;



Pedestrian oriented commercial uses with outdoor cafes and buildings oriented to the street



Pedestrian oriented buildings with varied setbacks, varying rooflines, and open areas at the street level.

- e. incorporation of landscape and other elements such as planted beds, planters, and window boxes that visually distinguish the site and structure;
- f. incorporation of arcades, courtyards, and other recesses along the street elevation to provide visual relief and interest;
- g. use of roofline and height variations to break up the massing and provide visual interest;
- h. visual differentiation of upper and lower floors;
- i. distinct treatment of building entrances; and
- j. use of pedestrian-oriented signage (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

Historic Preservation Overlay (-h)

Objective

LU 15.3

Facilitate the preservation of historically and architecturally significant points, structures, sites and districts.

Policies

LU 15.3.1

Encourage that structures designated with a "Historic Preservation Overlay" be retained, unless infeasible due to structural conditions or costs that prohibit a reasonable economic use of the property. (*HCR 1.1.3, I-LU 1 and I-LU-6*)

Automobile District Overlay (-a)

Objective

LU 15.4

Encourage the development of an automobile district that consolidates existing and accommodates additional automobile dealerships.

Policies

Permitted Uses

LU 15.4.1

Permit the development of an automobile district containing automobile sales and repair and ancillary retail and support facilities in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 4, and I-LU 7*)

Design and Development

LU 15.4.2

Require that the site and structures of an automobile district be designed to convey a high quality character and be compatible with adjacent land uses, considering the following:

- a. incorporation of site landscape that does not inhibit the visibility of vehicles along primary street frontages;
- b. incorporation of appropriate buffers to screen unattractive site operations (e.g., repair and body shops) from adjacent uses and public rights-of-way;
- c. mitigation of the impacts of onsite activities, such as vehicular noise and repair operations; and
- d. incorporation of well-designed and unified signage, including temporary signs, pennants, and balloons. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 19*)

Special Design Overlay (-d)

Objective

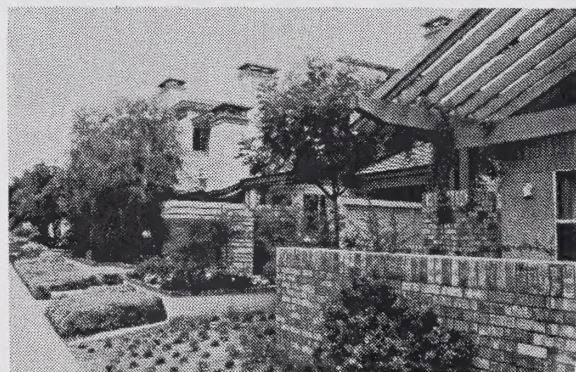
LU 15.5

Ensure that development achieves the visual and physical character intended for the district in which it is located.

Policies

LU 15.5.1

Require that development located in areas designated as "Special Design Overlay (-d)" adhere to the specific design standards stipulated by design and development policies for specific community subareas prescribed in the ensuing section of this element, as appropriate. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10 and I-LU 13*)



Attractive residential design

Residential Mobile Home Park (-rmp)

Objective

LU 15.6

Facilitate the preservation and development of Residential Mobile Home Parks.

Policies

LU 15.6.1

Allow mobile home park developments located in areas designated as “Residential Mobile Home Park (-rmp)” to exceed the underlying density. This designation is specifically intended to allow mobile home park developments in Low Density Residential areas to exceed the maximum density of seven (7) units per acre up to the existing density (*I-LU 1 and I-LU 10*).

Mixed Use (-mu)

Objective

LU 15.7

Allow for the development of mixed use projects.

Policies

LU 15.7.1

Allow the development of residential uses in conjunction with the underlying commercial designation. The Mixed Use overlay permits the development of horizontally or vertically integrated mixed use projects (See **LU 11.1.1**). The design and density for a mixed use project shall be as shown on the **Land Use Map** in parentheses (See **Table LU-2B for more detail**). If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (*I-LU 1, I-LU 13, and I-LU 10*).

DEVELOPMENT POLICY: COMMUNITY SUBAREAS

Goal

LU 16

Achieve the development of distinct neighborhoods, boulevards, and centers.

Objective

LU 16.1

Provide for the differentiation of the City’s neighborhoods, boulevards, and districts by their functional role, uses, form, scale, and character of development.

Policies

LU 16.1.1

Accommodate development of the City’s neighborhoods, boulevards, and districts according to the Community Districts and Subareas Schedule (**Table LU-4**). (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, I-LU 10, I-LU 13, and I-LU 15*)

Community District and Subarea Schedule

The Community District and Subarea Schedule describes the intended functional role of each of the City’s principal subareas (as depicted in **Figure LU-4**) and references the applicable permitted uses, densities, and pertinent overlays (as listed in the Land Use, Density and Intensity, and Development “Overlay” Schedules, defined by **Policies LU 7.1.1 and LU 7.1.2**). Development shall adhere to the policies for permitted use and design and development prescribed for each land use category in the preceding section of this Element and any additional specific design and development standards listed in this Schedule.

TABLE LU-4

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
1 Downtown (cumulative)	Area wide Functional Role	Maintain the City's downtown as a principal focal point of community identity, containing a mix of community-serving and visitor-serving commercial uses, housing, and cultural facilities. Development should achieve a pedestrian-oriented, "village-like" environment that physically and visually relates to the adjacent shoreline.
1A Main Street/ PCH "Core"	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Uses permitted by the "CG" and "CV" land use categories), shared parking facilities, and mixed-use structures vertically-integrating housing with commercial uses.
	Density/Intensity	Category: "-F12" Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") - Requires the preparation of a Specific Plan. - Development must be designed and sited to establish a pedestrian-oriented character. - Maintain and expand streetscape amenities. - Establish an unified architectural character and highly articulated facades. - Require vertical setbacks of upper stories. - Emphasize design elements that maintain viewsheds of the shoreline and Pier. - Encourage the preservation of historical structures. - Establish linkages (walkways) to adjacent streets; providing connectivity of public open spaces and plazas.
1B Main Street/ Olive "Core"	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Same uses as Subarea 1A.
	Density/Intensity	Category: "-F6/25" Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") Same as Subarea 1, except standard for shoreline viewshed.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
1C Abutting Downtown “Core”	Permitted Uses	Category: Mixed Use-Horizontal Integration of Housing (“MH”) Professional offices, supporting retail commercial, restaurants, cultural, and civic (as permitted in “CO” land use category) shared parking facilities, and free-standing multi-family residential.
	Density/Intensity	Category: “-F4/30” Height: three (3) stories
	Design and Development	Categories: Specific Plan (“-sp”) and Pedestrian District (“-pd”) - Requires the preparation of a Specific Plan. - Buildings should be sited and designed to facilitate pedestrian activity. - Establish an unified architectural character and highly articulated facades. - Require vertical setbacks above the second story. - Require that the scale and massing of structures be consistent with the downtown character and as a transition to adjacent residential neighborhoods. - Provide linkages with the Main Street/PCH “cores” (Subareas 1A and 1B)
1D Main Street, North of Orange	Permitted Uses	Category: Mixed Use (“M”) Uses permitted in Commercial General (“CG”) and Commercial Neighborhood (“CN”) land use categories, cultural and civic, mixed use structures vertically-integrating housing and commercial, and free-standing multi-family housing. Uses that conflict with residential units should be excluded.
	Density/Intensity	Category: “-F11/25” Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Same as Subarea 1C

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
2 Pier	Functional Role	Maintain the Huntington Beach Pier and adjacent properties for beach-related recreational purposes, emphasizing its identity as a coastal and cultural amenity.
	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving commercial (surf, bicycle and skate rentals, bait and tackle shops, etc.), restaurants/cafes, beach-related cultural facilities, and parking lots.
	Density/Intensity	- Pier: limit development to be compatible with the recreational role of the Pier - Shoreline: limit development to the existing Maxwell's building "footprint" - Height: two (2) stories
	Design and Development	Category: Specific Plan ("-sp") and Special Design District ("-d") - Design structures to reflect its beachfront location. - Establish an unifying architectural character for all structures. - Maintain public view of the ocean. - Emphasize the Huntington Beach Pier as a community landmark. - Facilitate pedestrian access. - Link the Pier to the Main Street Downtown "Core" (Subarea 1A).
3 "Old Town"	Area wide Functional Role	Maintain the "Old Town" residential area as a distinct neighborhood of the City, incorporating local-serving commercial and community "focal" points to enhance its "village" character. The single family character of the small lot subdivisions shall be maintained.
3A PCH Frontage	Permitted Uses	Category: Residential High ("RH")
	Density	Category: "-30"
	Design and Development	Category: Specific Plan ("-sp") - Design multi-family units to convey the visual character of single family units and incorporate extensive mass and facade modulation and articulation. - Site and design development to maintain public views of the coast from public places.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
3B Town Lots	Permitted Uses	Category: Residential Medium High ("RMH")
	Density	Category: "-25"
	Design and Development	• Incorporate front yard setbacks to maintain the existing residential neighborhood character. • Site and design development to maintain public views of the coast from public places.
3C PCH Nodes	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Visitor-serving commercial uses permitted by the Commercial Visitor ("CV") land use category, excluding uses that may adversely impact character of surrounding residential, and mixed-use structures vertically-integrating housing with commercial.
	Density/Intensity	Category: "-F8" • Height: three (3) stories
	Design and Development	Category: Specific Plan ("-sp") • Design structures to achieve a consistent visual character and be compatible with adjacent residential units in scale and mass. • Require structures to be sited along the PCH frontage, with parking to the rear, sides, or within structures. • Site and design development to maintain public views of the coast from public places.
3D	Permitted Uses	Category: Commercial Neighborhood ("CN")
	Density/Intensity	Category: "-F1" • Height: two (2) stories
	Design and Development	Category: Special Design District ("-d") • Design structures to be visually consistent and compatible with adjacent residential units. • Design and site structures to achieve a "village" character.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4 PCH Coastal Corridor	Area wide Functional Role	Preserve and enhance the recreational character of the Pacific Coast Highway coastal corridor by the expansion of visitor-serving uses and maintenance of open spaces and recreational opportunities. Establish distinct commercial nodes, residential communities, and open spaces along its length.
4A Peter's Landing	Permitted Uses	Category: Commercial Visitor ("CV")
	Density/Intensity	Category: "-F2" Height: three (3) stories
	Design and Development	Category: Special Design District ("-d") - Promote the revitalization and enhancement of the Peter's Landing commercial center. - Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses. - Establish a pedestrian character. - Provide pedestrian linkages with surrounding residential areas, where feasible. - Establish a well-defined entry from PCH. - Physically and visually link development to Huntington Harbour's waterways and PCH. - Incorporate measures to mitigate the noise impacts of vehicular use of PCH. - Incorporate elements to ensure compatibility with surrounding residential areas.
4B Existing Oil Property (Continued on next page)	Permitted Uses	Category: Mixed Use-Horizontal Integration of Housing (MH) - Residential Medium High ("RMH") - Single and multi-family residential - Visitor serving commercial (as permitted by Commercial Visitor ["CV"] land use category) - Parks, golf courses, and other recreational amenities - Open spaces - Continued Oil Production

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4B Existing Oil Property (Cont.)	Density/Intensity	Category: "F2-30" • Height: four (4) stories • Average Density: 15 units per acre
	Design and Development	Category: Specific Plan ("-sp") • Requires the preparation of and development in conformance with a Conceptual Master Plan of Development and Specific Plan. • The preparation of a Specific Plan may be phased in conformance with the conceptual Master Plan. • Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies LU 9.3.1 and LU 9.3.4). • Allow for the clustering of mixed density residential units and integrated commercial sites. • Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. • Commercial development shall be prohibited along the Palm Avenue frontage. • Residential development along Palm Avenue shall be compatible in size, scale, height, type, and massing with existing development on the north side of Palm Avenue. • Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage. • Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Golden West Street, Pacific Coast Highway, and Seapoint Street. • Open space and neighborhood parks, which may be private, shall be provided on site.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4C PCH/First (Lake) Street	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving and community-serving commercial uses, restaurants, entertainment, and other uses (as permitted by the "CV" and "CG" land use categories)
	Density/Intensity	Category: "-F7" Height: eight (8) stories
	Design and Development	Category: Specific Plan ("-sp") - Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses. - Require vertical setbacks of structures above the second floor. - Incorporate pedestrian walkways, plazas, and other common open spaces for public activity. - Provide pedestrian linkages with surrounding residential and commercial areas. - Establish a well-defined entry from PCH. - Maintain views of the shoreline and ocean.
4D Waterfront	Permitted Uses	Category: Commercial Visitor ("CV") Hotels/motels and supporting visitor-serving commercial uses (in accordance with Development Agreement)
	Density/Intensity	Category: "-F7" - Hotel/motel rooms: 1,690 - Commercial: 75,000 square feet
	Design and Development	Category: Specific Plan ("-sp") As defined by the adopted Development Agreement.
4E PCH/Beach Northeast	Permitted Uses	Category: Open Space Conservation ("OS-C"), uses permitted by the Commercial Visitor ("CV") land use category, and free-standing multi-family housing ("RM"). (Please refer to the Land Use Map for the exact boundaries of each land use designation.)
(Continued on next page)	Density/Intensity	Category: - For RM designations, 15 units per acre - For CV designations, F2 - Height: three (3) stories

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4E PCH/Beach Northeast (Cont.)	Design and Development	Category: - Establish a major streetscape element to identify the Beach Boulevard-PCH intersection. - Site, design, and limit the scale and mass of development, as necessary, to protect wetlands. - Maintain visual compatibility with the downtown. - Incorporate onsite recreational amenities for residents. - Minimize access to and from PCH, providing an internal roadway system. - Incorporate extensive landscape and streetscape.
4F Wetlands	Permitted Uses	Category: Conservation ("OS-C") Wetlands conservation.
4G Edison Plant	Permitted Uses	Category: Public ("P") and Conservation ("OS-C") - Wetlands conservation. - Utility uses.
	Design and Development	In accordance with Policy LU 13.1.8.
4H Brookhurst- Magnolia	Permitted Uses	Category: Conservation ("OS-C") Wetlands conservation.
4I Atlanta-First (Lake) Street	Permitted Uses	Category: Residential High ("RH") Multi-family residential, parks and other recreational amenities, schools, and open spaces.
	Density/Intensity	Category: "-30" Height: four (4) stories
	Design and Development	Category: Specific Plan ("-sp") - Requires the preparation and conformance to a specific or master plan. - Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies 9.3.1-9.3.4). - Allow for the clustering of mixed density residential units and integrated commercial sites. - Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
4J Beach	Permitted Uses	Category: Shoreline ("OS-S") Coastal and recreational uses.
	Design and Development	In accordance with Policy LU 14.1.3.
5 Regional "Core"	Area wide Functional Role	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
5A Huntington Center	Permitted Uses	Category: Commercial Regional ("CR") Region-serving commercial uses permitted by the "CR" land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the "-mu" overlay.
	Density/Intensity	Category: "-F2" Height: four (4) stories
	Design and Development	Category: Mixed Use (-mu) ; Specific Plan (-sp) - Require the preparation of and development in conformance with a specific or master plan. - Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16. - Locate buildings around common courtyards and pedestrian areas. - Locate a portion of development along the Beach Boulevard frontage. - Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points. - Implement extensive streetscape improvements along the Beach Boulevard and Edinger street frontages. - Promote the economic enhancement and revitalization of the Center.
5B Corporate Center	Permitted Uses	Category: Mixed Use ("M")
	Density/Intensity	Category: "-F4" Height: per existing structures
	Design and Development	Category: Specific Plan ("-sp") - Require the preparation of and development in conformance with a specific or master plan. - Design additional uses and buildings to complement existing structures and improve visibility from the Interstate 405 Freeway.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
5C Edinger Corridor	Permitted Uses	Category: Commercial Regional ("CR") Region-serving commercial uses, including "big-box" retail uses permitted by the "CR" land use category.
	Density/Intensity	Category: "-F2" Height: three (3) stories
	Design and Development	Category: Special Design ("-d") - Design and site development as a cohesive and integrated center as stipulated by Policy LU 10.1.15. - Mitigate noise and vehicular impacts that may occur on adjacent residential neighborhoods. - Implement extensive streetscape improvements (landscape, signage, lighting, etc.) along Edinger.
5D "Old World"	Permitted Uses	Category: Mixed Use ("M") Community-serving commercial uses, motel/bed and breakfast, restaurants, cultural facilities, and similar uses (as permitted by the "CG" land use category) and free-standing multi-family housing.
	Density/Intensity	Category: "-F2/45" - Motel: 12 units - Height: three (3) stories
	Design and Development	Category: Special Design ("-d") - New development shall be designed to be consistent with the style of existing buildings. - Provide pedestrian linkages to uses within the subarea and adjacent centers.
5E "Student Center"	Permitted Uses	Category: Commercial General ("CG") Community-serving commercial uses permitted by the "CG" land use category.
	Density/Intensity	Category: "-F1" Height: two (2) stories
	Design and Development	Category: Special Design ("-d") - Design and site development to achieve a unified "village" environment (as defined by Policy LU 10.1.12). - Locate buildings around common courtyards and pedestrian areas. - Discourage the development of office uses on the first floor. - Establish pedestrian linkages to Golden West College and adjacent regional commercial centers.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
5F Transit Center	Permitted Uses	Category: Mixed Use-Vertical Integration of Housing ("MV") Community-serving commercial uses permitted by the Commercial General ("CG") land use category and transit-related uses.
	Density/Intensity	Category: "-F8" Height: four (4) stories
	Design and Development	Category: Special Design ("-d") - Design to integrate commercial and transit-oriented uses and facilities. - Cluster buildings on common walkways, open spaces, and/or plazas. - Incorporate unifying design elements (signage, streetscape, architectural design, and other). - Link Transit Center with adjacent parcels in the Regional Core. - Design structures to be compatible with adjacent residential uses.
6 Beach Boulevard Corridor	Area wide Functional Role	Provide for the evolution of the Beach Boulevard corridor into a series of distinct commercial, mixed-use, and residential nodes. Develop a high level of design identity for each node, which improves the visual character of the Boulevard and establishes a unique "sense of place." Facilitate pedestrian activity within each to minimize the need for automobile travel among individual uses.
6A SWC of Beach and Warner	Permitted Uses	Category: Commercial Office ("CO") Uses permitted by the "CO" land use category.
	Density/Intensity	Category: "-F3" Height: per existing structures
	Design and Development	Category: Special Design ("-d") - Design additional uses and structures to complement existing structures. - Design and site structures to maintain pedestrian activity. - Improve pedestrian linkages to surrounding land uses, where feasible.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
6B Beach Warner area	Permitted Uses	Category: Commercial General (“CG”); and Mixed Use-Vertical Integration of Housing (“MV”) Commercial and community-serving commercial uses permitted by the Commercial General (“CG”) land use category.
	Density/Intensity	Category: “-F13”; and “-F8” Height: four (4) stories
	Design and Development	Category: Special Design (“-d”), Automobile District (“-a”) - Establish a unified “village” character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas. - Locate buildings along the Beach and Warner street frontages and incorporate a visual landmark at the intersection (signage, landscape, architectural element, etc.). - Require vertical setbacks of structures above the second floor. - Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses. - Provide pedestrian linkages with surrounding residential and commercial areas. - Encourage the creation of an automobile district.
6C Five Points	Permitted Uses	Category: Commercial General (“CG”) Commercial uses permitted by the “CG” land use category.
	Density/Intensity	Category: “-F2” Height: three (3) stories
	Design and Development	Category: Special Design (“-d”) - Establish a unified “village” character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas. - Integrate new development to be consistent with existing structures. - Achieve a high level of development quality in accordance with Policy LU 10.1.12.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
6D Five Points Medical Center	Permitted Uses	Category: Mixed Use-("M") Medical facilities, professional offices, and supporting retail commercial uses permitted by the Commercial ("CO") land use category, congregate care facilities, multi-family and senior housing, and shared parking facilities.
	Density/Intensity	Category: "-F3/30" Height: four (4) stories
	Design and Development	Category: Specific Plan ("-sp") - Require the preparation of and development in conformance with a specific or master plan. - Integrate new development with existing to ensure compatibility. - Require vertical setback of building heights along the peripheral street frontages, except Main Street. - Establish pedestrian linkages to surrounding neighborhoods and districts, where feasible.
6E Office Node (Adams-York town)	Permitted Uses	Category: Commercial Office ("CO") Uses permitted by the "CO" land use category.
	Density/Intensity	Category: "-F2" Height: four (4) stories
	Design and Development	- Design to be consistent in scale and architectural character with existing structures. - Require vertical setback of elevations above the second story. - Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses. - Implement pedestrian linkages to surrounding areas, where feasible.
6F Newland Center	Permitted Uses	Category: Commercial General ("CG") Commercial uses permitted by the "CG" land use category.
	Density/Intensity	Category: "-F1" Height: two (2) stories
	Design and Development	Category: Special Design ("-d") Design structures to maintain the scale and character of the adjacent Heritage Park.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
6G General Commercial	Permitted Uses	Category: Commercial General ("CG") Commercial uses permitted by the "CG" land use category.
	Density/Intensity	Category: "-F1" Height: two (2) stories
	Design and Development	- Design and site structures to achieve a high level of quality in accordance with Policy LU 10.1.4 and Policy LU 10.1.12. - Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses. Commercial uses permitted by the Commercial General ("CG") land use category. , and shared parking, mixed-use structures vertically-integrating housing with commercial uses, and automobile sales and related uses. (Please refer to the Land Use Map for the exact boundaries of each land use designation.)
7 Civic Center Node	Area wide Functional Role	Provide for the enhancement of the Civic Center as a primary focal point of governmental and cultural identity and intensification of adjacent areas with uses that support and reinforce this identity.
7A Civic Center	Permitted Uses	Category: Public ("P") Governmental administrative, cultural, and similar uses permitted by the "P" land use category.
	Density/Intensity	To be determined based on community needs.
	Design and Development	- Design and site new development to complement existing structures, maintaining the "civic" identity of the site. - Site and design additional development to maintain compatibility with surrounding residential neighborhoods. - Maintain significant open space, plazas, and other areas for outdoor community activities. - Establish pedestrian and bicycle linkages to surrounding neighborhoods and districts.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
7B Civic Center Village (Yorktown- Main)	Permitted Uses	Category: Commercial Office ("CO") Commercial uses, civic theater, and similar uses permitted by the Commercial Office ("CO") land use category.
	Density/Intensity	Category: "-F2" Height: four (4) stories
	Design and Development	Category: - Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas. - Require vertical setbacks of structures above the second floor. - Incorporate art in public places. - Incorporate extensive streetscape amenities (landscape, signage, lighting, etc.) along the Main Street and Yorktown frontages. - Provide pedestrian linkages with the Civic Center and Subarea 7C.
7C Seacliff Center	Permitted Uses	Category: Mixed Use-Horizontal Integration of Housing ("MH") Commercial uses, civic theater, and similar uses permitted by the Commercial General ("CG") land use category, professional offices [as permitted by the Commercial Office ("CO") land use category], and free-standing multi-family residential.
	Density/Intensity	- Retail commercial: 200,000 square feet - Office commercial: 100,000 square feet - Residential: 475 units - Height: 80 feet
	Design and Development	Category: Specific Plan ("-sp") Same as Subarea 7B.
8 Commercial Nodes	Area wide Functional Role	Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community.
8A Community Commercial	Permitted Uses	Category: Commercial General ("CG") Commercial uses permitted by the "CG" land use category.
	Density/Intensity	Category: "-F1" Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.4. and Policy LU 10.1.12

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
8B Neighborhood Commercial	Permitted Uses	Category: Commercial Neighborhood ("CN") Commercial uses permitted by the "CN" land use category.
	Density/Intensity	Category: "-F1" Height: two (2) stories
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.10
9 Industrial	Area wide Functional Role	Ensure the development of industrial uses to provide employment for the City's residents and contribute revenue for the City's services.
9A McDonnell Douglas	Permitted Uses	Category: Industrial ("I") Uses permitted by the "I" land use category.
	Density/Intensity	Category: "-F1" Height: consistent with existing development, with vertical setbacks adjacent to residential areas and the site's periphery
	Design and Development	Category: Special Design ("-d") - Design and site development to achieve a "campus-park" setting in adherence to Policy LU 12.1.5 and buildings to achieve a high level of design quality in accordance with Policy LU 12.1.4. - Integrate new development to be compatible with existing structures and open spaces. - Incorporate extensive landscape along the primary street frontages. - Design and site buildings to ensure compatibility with adjacent residential neighborhoods.
9B Bolsa-Springdale Park	Permitted Uses	Category: Industrial ("I") Same as Subarea 9A.
	Density/Intensity	Category: "-F2" Height: two (2) stories
	Design and Development	Category: Special Design ("-d") - Same as Subarea 9A - Encourage the preparation of a specific or master plan to guide development in a unified manner. - Incorporate visual elements to distinguish key entries along principal streets.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

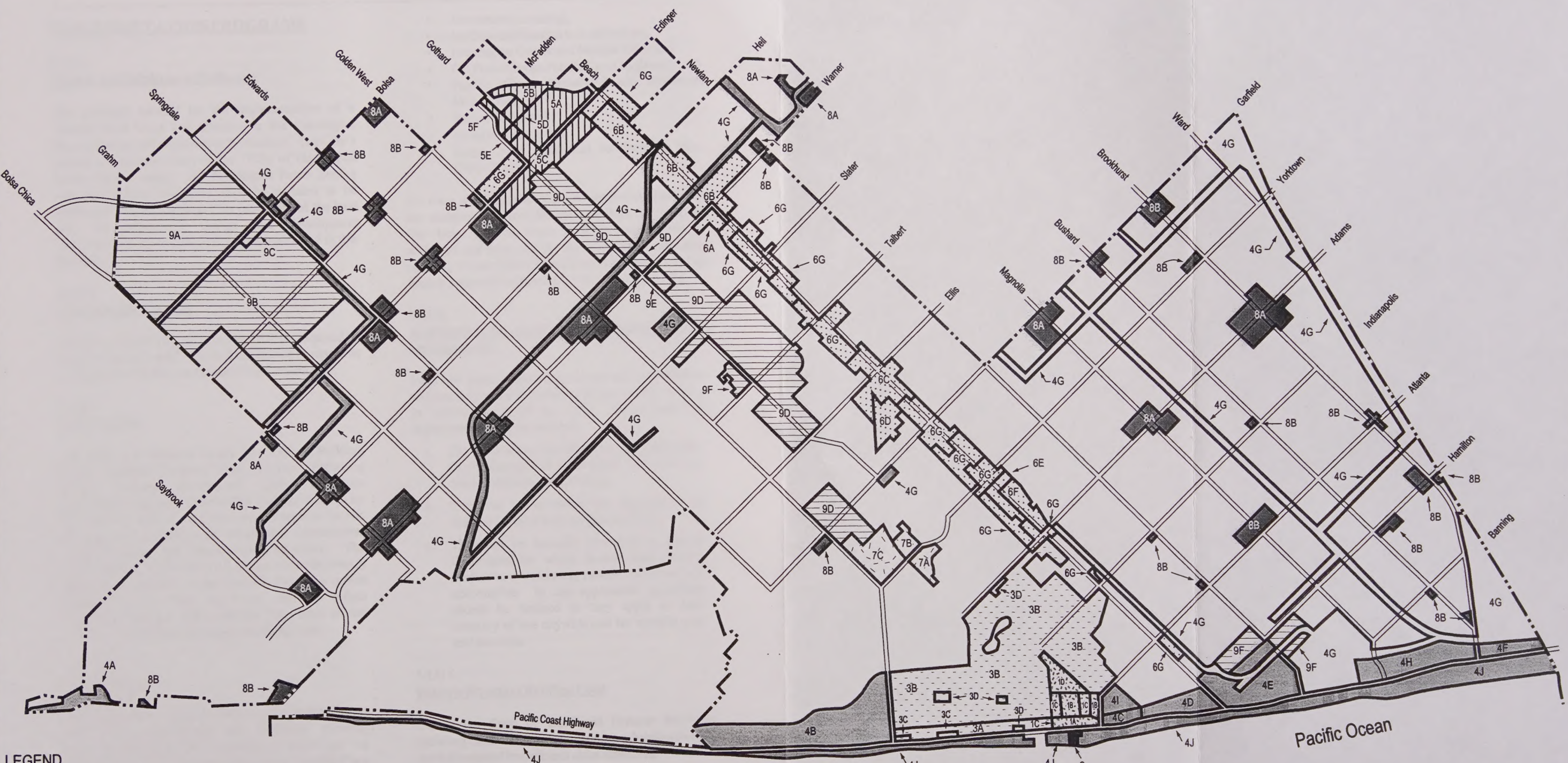
Subarea	Characteristic	Standards and Principles
9C Industrial/ Office Park	Permitted Uses	Category: Commercial Office ("CO") Offices, and supporting retail uses permitted by the "CO" land use category and light industrial uses permitted by the "I" land use category.
	Density/Intensity	Category: "-F2" Height: two (2) stories
	Design and Development	Category: Special Design ("-d") - Integrate structures into a cohesive development. - Encourage the preparation of a specific or master plan to guide development. - Design structures to convey visual interest, including modulation of building masses and extensive facade articulation. - Encourage parcel consolidation to support larger scale development.
9D Gothard Corridor	Permitted Uses	Category: Industrial ("I") Uses permitted by the "I" land use category.
	Density/Intensity	Category: "-F2" Height: two (2) stories
	Design and Development	Category: Special Design ("-d") - Same as Subarea 9A - Incorporate visual elements to distinguish key entries along principal streets. - Incorporate design and site planning elements that facilitate the long-term development of the railroad corridor for rail transit use.
9E Gothard Historic District	Permitted Uses	Category: Industrial ("I") Light industrial, office, and similar uses, provided that the existing historic structures are retained.
	Density/Intensity	Category: "-F2"
	Design and Development	Category: Historic District ("-h") Design uses to retain character of historic structures.

TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
9F Newland Hamilton Industrial	Permitted Uses	Category: Industrial ("I") Uses permitted by the "I" land use category.
	Density/Intensity	Category: "-F2" on the northern portion of the area only. Height: two (2) stories
	Design and Development	Category: Special Design ("-d") - Same as Subarea 9A - Site, design, and limit the scale and mass of development, as necessary, to protect wetlands.
10 Public	Permitted Uses	Category: Public ("P") Uses permitted by the "P" land use category.
	Density/Intensity	To be determined on an individual basis to reflect the character of surrounding land uses.
	Design and Development	In accordance with Policy LU 13.1.8 .

Note: 'Areas designated by the **Land Use Plan Map** for single family and multi-family residential are not delineated as Community Subareas, other than those listed above. Refer to the **Land Use Plan Map** and associated policies to determine appropriate use, density, and design and development standards.



LEGEND

	City Boundary		Old Town		Beach Boulevard
	Downtown		PCH Coastal Corridor		Civic Center Node
	Pier		Regional Commercial Core		Commercial Nodes
			Industrial Nodes		

**HUNTINGTON BEACH
SUB-AREA MAP**

City of Huntington Beach General Plan

II-LU-66

MILES 0 .25 .5 1

FIGURE **LU-6**

IMPLEMENTATION PROGRAMS

I-LU 1

Zoning and Subdivision Ordinance

The principal method for the implementation of a General Plan Land Use Element is the Huntington Beach Zoning and Subdivision Ordinance. The City's zoning mechanisms, such as the "City of Huntington Beach District Maps," and Huntington Beach Zoning and Subdivision Ordinance shall be updated to be consistent with the General Plan provisions of the land use, density/intensity, design and development standards, and other pertinent policies contained in this Element.

I-LU 2

Local Coastal Program

The City's Local Coastal Element, LCP (as required by the California Coastal Act) shall be updated to ensure its consistency with the provisions of the General Plan.

I-LU 3

Building Code

The City shall continue to use the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, American Disabilities Act, and Uniform Fire Code as adopted by the State of California and local amendments as the sets of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Codes shall be reviewed to (a) ensure their consistency with the provisions of the General Plan, (b) reflect changes in the State legislation, and (c) reflect conditions that are unique to the City, such as the adoption of a Historic Structures Building Code.

I-LU 4

Specific Plans

Continue to use Specific Plans as a mechanism to provide more thorough and definitive planning standards for both the undeveloped lands and the revitalization of existing urbanized areas. Specific Plans shall be considered and/or continued for a number of areas, including the following:

- Downtown (existing);
- McDonnell-Douglas Industrial Area;
- Huntington Center and Edinger Corridor;
- Oil Properties on Pacific Coast Highway;
- Pacific Coast Highway-Beach Boulevard Intersection;
- Beach Boulevard;
- Edinger Avenue; and
- Large scale residential subdivisions (e.g., Holly-Seacliff).

For areas where specific plans do not currently exist but are designated as specific plan overlays on the Land Use Map, specific plans shall be required to be reviewed and approved by the Planning Commission and City Council prior to initial development of vacant land or major redevelopment of developed property.

I-LU 5

Architecture, Site, and Landscape Design Guidelines and Standards

Land Use policies specify standards and guidelines for architecture, site, and landscape design for development in selected areas of the City. These should be implemented by three methods.

- a. The most critical should be incorporated in the City's Zoning and Subdivision Ordinance, as described above (See I-LU 1).
- b. They can be integrated and more precisely defined in Specific Plans (See I-LU 4).
- c. They can be formally structured as Design Guidelines, for which development projects subject to discretionary review would be held accountable. In this application, guidelines should be defined as they apply to each category of use citywide and for specific uses and subareas.

I-LU 6

Historic Structure Building Code

Utilize the State of California Historic Structures Building Code to accommodate the rehabilitation and revitalization of historic and older structures.

I-LU 7

Development Agreements

Where appropriate, the City may use Development Agreements as binding implementation tools. Development Agreements are authorized by State law to enable a city to enter into a binding contract with a developer that assures the city as to the type, character, and quality of development and additional “benefits” that may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

I-LU 8

Growth Management Ordinance

The amount of development that would result if each parcel in the City was to be developed to the maximum density permitted by the Land Use Plan (or “theoretical buildout”) would considerably exceed the capacity limits of transportation and utility infrastructure and public services (refer to Draft City of Huntington Beach General Plan Environmental Impact Report). Consequently it will be necessary to adopt and implement an ordinance that restricts the amount of development to a specified limit, determined by the capacity of these resources.

The most critical limitation has been determined to be transportation. Policies have been defined by this Plan that would limit the increment of growth to the level imposed by the Circulation Element’s specified Levels of Service standards and associated traffic capacity.

Structurally, the ordinance should incorporate these four methods and mechanisms.

- a. A development limit determined by the capacity of infrastructure and services (note: while traffic represents the most critical limit, it may be appropriate to define capacity limits related to other infrastructure and services, which in the opinion of the City, bear an important relationship to development).
- b. A method to allocate new development within the stipulated limit (e.g., “first-come, first-served” or priority for “desired” economic uses, affordable housing, or extraordinary architectural design).

- c. A mechanism to modify the prescribed development limit based on actual levels of demand and service, based on data provided by a growth monitoring system (See I-LU 9, below).
- d. A mechanism to increase the development limit by providing additional infrastructure, facilities, or service capacity or mitigation (e.g., new roadway or sewer). This should incorporate a “triggering” mechanism that would initiate the planning and funding for the provision of additional resource capacity or other mitigation when the existing capacity is exhausted (practically, this should occur at some level below the existing capacity, for example, 80 percent).

Procedurally, such a growth management system should be updated on an annual or biannual basis and should be reviewed with other public agencies that provide infrastructure, facilities, and/or services to the community.

I-LU 9

Growth Monitoring Program

The City should establish and implement a program to monitor the quantity and impacts of growth. Annually, this should include a tabulation of the amount of growth (by type, density, and location), levels of utilization of infrastructure and services (e.g., traffic volumes and school enrollments), and capacity of infrastructure and services to accommodate additional growth (e.g., quantity of additional trips and additional school children).

This data should be used as input, where necessary, for a Growth Management Ordinance (described above), the County of Orange Congestion Management Plan, and for planning purposes for the various infrastructure and service departments and agencies serving the City.

The monitoring of growth and the determination of the impacts of such growth should be coordinated and reviewed with other public agencies that provide infrastructure, facilities, and services to the community. In the event the impacts of growth are not being mitigated and/or addressed to a level acceptable to the City, the City should review and modify the Growth Management Ordinance and Monitoring Program to include appropriate measures to alleviate or eliminate the impact on such public infrastructure, facilities, and services.

I-LU 10
Development Review

Re-evaluate the development review process and regulations for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, location, economic viability, trips generated, infrastructure and service demands, land use compatibility, impact mitigations, and other appropriate criteria.

Development review procedures should include reviews by all City Departments and outside service providers, as appropriate. Recommendations of other public agencies that provide infrastructure, facilities, and services should be reviewed through the development review process.

I-LU 11
Environmental Review

Annually review procedures of the California Environmental Quality Act mandating environmental review of projects for consistency with this Plan, legislative changes, and their effectiveness in providing adequate information for discretionary project approvals.

I-LU 12
Traffic Analysis

Require an analysis of traffic impacts and a program for the implementation of mitigation measures for new development and the adaptive re-use of existing structures, where it is determined to be appropriate. The studies should include an analysis of:

- a. specific site characteristics (e.g., access and egress), level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods;
- b. compliance with the Congestion Management Plan and Circulation Element;
- c. improvements required by new development;
- d. timing of improvements;
- e. funding of improvements; and
- f. transportation demand management strategies.

I-LU 13
Architectural Design Review

The City's Design Review Board shall review projects subject to discretionary approval according to their compliance with established design (See I-LU 5) and, as applicable, historic (See I-LU 6) guidelines and standards.

I-LU 14
Capital Improvements Program

The City of Huntington Beach shall continue to incorporate and fund necessary public infrastructure and service improvements by the annual Capital Improvements Program (CIP).

I-LU 15
Urban Design Improvement Programs

Consider creating an urban design improvement plan that provides for the implementation of streetscape and other urban design improvements throughout the City. The Urban Design Element Implementation Program specifies the methods, responsibilities, funding, and schedule for these.

I-LU 16
Redevelopment Plans

The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33,000 et seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. Redevelopment actions should be targeted to the projects that can be demonstrated to be economically feasible and effectively stimulate further revitalization. Currently, five Redevelopment Projects are being implemented (Main-Pier, Huntington Center, Talbert-Beach, Yorktown-Lake, and Oak View). Additional Projects should be initiated where normal market and planning conditions fail to mitigate problems of blight and misuse.

I-LU 17
Economic Marketing Strategy

Establish a strategy to attract the development and investment of key industries and commercial establishments that will contribute jobs and revenue to the City. Policies and programs are elaborated on in the Economic Development Element.

I-LU 18

General Plan Monitoring and Update

As required by State statute (California Government Code Section 65400), the City shall review and report on the status of the General Plan annually. In addition, the Plan should be revised and updated periodically. This shall include (a) an update of baseline data, analyses, and issues to account for current conditions; (b) evaluation of the policies and programs contained in this Plan to determine their effectiveness in achieving the Plan's goals and objectives; and (c) revision of the policies and programs to increase their effectiveness, where necessary, and account for current issues and legislation. Public input shall be actively solicited in the update. Because of the changing dynamics of land use and development it is suggested that the Land Use Element be updated every five to ten years.

In the event of a proposed amendment to the General Plan, the following procedure shall be followed:

- a. Initial Contact - Applicant contacts the Planning staff to indicate desire to have General Plan Amendment/Zoning Map Amendment initiated.
- b. Pre-Application Meeting - Planning staff and applicant discuss applicant's request. Planning staff explains procedure for filing General Plan Amendment/Zoning Map Amendment petition and informs applicant of necessary forms and filing fees.
- c. Filing of Application - Applicant files petition for General Plan Amendment/Zoning Map Amendment and necessary Environmental Assessment forms.
- d. Analysis - Planning staff initiates General Plan Amendment/Zoning Map Amendment and Environmental Assessment study after receiving all necessary information.
- e. Planning Commission Public Hearing - General Plan Amendment/Zoning Map Amendment and Environmental Assessment goes before the Planning Commission for public hearing. Planning Commission may recommend approval or conditional approval, in whole or in part, or denial after receiving public comment at the hearing.

- f. City Council Public Hearing - City Council holds a public hearing to receive public comment concerning the General Plan Amendment/Zoning Map Amendment study and Environmental Assessment. At the public hearing, the City Council may approve or conditionally approve (by resolution), or deny the General Plan Amendment/Zoning Map Amendment study and Environmental Assessment.

Administrative Amendments

In maintaining and amending the General Plan, there are often changes made which in themselves have little or no significant potential direct impact on either the environment or current development patterns in the City. Such changes would include minor word changes in the document, format changes, and revisions or updates to the Technical Synopsis. None of these types of changes impact Goals, Objectives, Policies or Implementation Measures but allow the document to be updated in an efficient manner.

In accordance with State law, Plan amendments to Goals, Objectives, Policies, Implementation Measures and the Land Use Map may be adopted a maximum of four times a year. Those related to the provision of affordable housing may be updated without limit.

I-LU 19

Code Enforcement

City of Huntington Beach codes and ordinances that implement the General Plan shall be enforced. The City may wish to expand pro-active code enforcement efforts to include periodic City-initiated surveys of buildings and site conditions, and, where problems are found, require code compliance.

I-LU 20

Interagency Coordination

The City of Huntington Beach will continue to coordinate with:

- a. surrounding jurisdictions to ensure land use compatibility and interface of streets and traffic;

- b. California Department of Transportation, Orange County Transportation Authority, and County of Orange Traffic Planning Division for regional transportation (Interstate 405, Pacific Coast Highway, Beach Boulevard, and Southern Pacific Railroad) and public transit issues;
- c. California Coastal Commission for development of coastal properties;
- d. State of California for the operation and maintenance of state beach beaches;
- e. SCAQMD for regional air quality issues;
- f. SCAG and State of California Department of Housing and Community Development for the provision for affordable housing units;
- g. County of Orange for the provision of social services; and
- h. local school districts to ensure adequate facilities.

I-LU 21

Local Compliance With Regional Regulations

The City of Huntington Beach shall continue to prepare local plans and be responsible for compliance with a number of regional environmental regulations. These include:

- a. South Coast Air Quality Management Plan (AQMP); South Coast Air Quality Management District (SCAQMD); and Southern California Association of Governments (SCAG);
- b. Growth Management Plan (Measure M). The City shall continue to update the Growth Management Element;
- c. Congestion Management Plan (CMP). Procedurally, the City's compliance with the Growth Management Plan infers compliance with the CMP; and
- d. Integrated Waste Management Plan and Hazardous Waste Management Plan. Huntington Beach has adopted the County of Orange Hazardous Waste Management Plan by reference to comply with state legislation (AB2948, Tanner). The City, as appropriate, shall determine if it will prepare its own Hazardous Waste Management Plan.

I-LU 22

Coordinate with Property Owners and Developers for Property and Neighborhood Maintenance

The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs may include:

- a. allocation of redevelopment housing "set-aside" funds for the rehabilitation of residential units;
- b. examination of the availability of Federal or State funds and/or the potential participation of local financial institutions to support maintenance and rehabilitation efforts;
- c. continuation of the assessment of the feasibility of establishing financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. These may include State and County programs, low interest private bank loans, and/or developer fees;
- d. continuation and expansion of the HOME Program. This program is directed at the improvement of deteriorated renter occupied residential units;
- e. conduct of periodic visual surveys of the conditions of the City's neighborhoods, identifying sites that exhibit substantial inadequate maintenance;
- f. continuation of the implementation and funding of the Commercial Rehabilitation Program; and
- g. provision of informational videos to property owners regarding standard maintenance procedures.
- h. declaration of an official "clean-up day" by the City Council.

Other educational programs that may be considered by the City include:

- i. collaborate with the Golden West College in the conduct of classes that provide Huntington Beach residents with technical skills regarding property and landscape maintenance and upgrade; and
- j. collaboration with the local cable television franchise to broadcast property and landscape maintenance programs.

Other maintenance and rehabilitation actions that may be pursued by the City include:

- k. contact the owners or tenants of substandard properties to encourage remedial actions;
- l. provision of technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where trees are not present; and
- m. establishment of Special Assessment Districts to assess fees for the structures' and sites' maintenance and rehabilitation. Such districts necessitate an affirmative vote of 2/3 of the property owners in the affected area.

I-LU 23

Annexation Feasibility Study

Upon receipt of a request for annexation, the City shall conduct an "annexation feasibility study" to determine whether the proposed annexation:

- a. is adjacent to existing corporate boundaries;
- b. contains or will contain land uses that are compatible with City land uses;
- c. contains or will contain land uses that have the ability to provide economic benefit to the City;
- d. would place an undue or excessive burden on the City's or other service provider's ability to provide services; and
- e. would place an undue burden on school and other public services.

Based on the study's findings, the City may pursue annexation, as appropriate.

I-LU 24

Surplus School Property Purchasing Plan

The City of Huntington Beach shall prepare a Surplus School Property Purchasing Plan as required by Section 39397.5 of the State Education Code.

I-LU 25

Surplus School Site Land Use Plan

The City of Huntington Beach shall consider the preparation of a Surplus School Site Land Use Plan that focuses on the disposition and development of surplus school properties and the potential impacts to the surrounding neighborhoods. The Plan should be created in conjunction with the school districts and address the recreational, open space and quality of life needs for the City's residents.

I-LU 26

City review of requests to dispose of Surplus School Sites

Upon receipt of an intention to dispose of a surplus school site, the City of Huntington Beach shall proceed in the following manner:

- a. Consult the Surplus School Property Purchasing Plan;
- b. Inform the City Council and Planning Commission of the intent to dispose of surplus school property and of relevant State law (section 39393-39404 of the State Education Code);
- c. Notify residents within a one-quarter mile radius of the impending sale. The notice may include information such as an option to pay an additional tax to purchase the surplus property or the possible loss of open space if the surplus site is not purchased;
- d. Notify the school district of any intent to purchase the surplus property within the limits prescribed in Section 39394 of the State Education Code;
- e. Determine the type and number of existing recreational programs that may be located on the surplus school site;
- f. Determine the possible sites for relocation of the recreational programs and the possible impacts to the surrounding neighborhood;

- g. Obtain from the School Districts, and give consideration to, information regarding the highest and best use of the property as if it were to be developed for a non-public purpose, defining the economic value of the property equivalent to the value the District could obtain through private land use and development of the property;
- h. Compile and review demographic information showing the lack of need for the surplus school site.

I-LU 27

Development Impacts on Educational Facilities

Develop a review process that would require that development impacts be reviewed by the City with the developer and with the School Districts prior to project review for determination of necessary mitigations to school impacts. Require developers to meet with the appropriate school district with the intent to mitigate the impact on school facilities, prior to project approval by the permitting City authority.

No.	Name	ADMINISTRATION										School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds	
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council													
											CITY OF HUNTINGTON BEACH												
PROGRAM		RESPONSIBLE AGENCY										FUNDING SOURCE										SCHEDULE	
LU-1	Zoning and Subdivision Ordinance	●			●		●	●	●	●				●								1 Year upon Plan's Adoption	
LU-2	Local Coastal Program	●			●		●	●	●	●				●								1 Year upon Plan's Adoption	
LU-3	Building Code	●						●	●	●				●								Ongoing	
LU-4	Specific Plans	●	●	●	●	●	●	●	●	●	●			●		●	●					Ongoing	
LU-5	Architecture, Site, and Landscape Design Guidelines and Standards	●							●	●	●			●		●						Upon Plan Adoption *	
LU-6	Historic Structure Building Code	●								●	●			●								2 Years upon Plan's Adoption *	
LU-7	Development Agreements	●	●	●	●	●	●	●	●	●				●		●						Ongoing	
LU-8	Growth Management Ordinance	●	●	●	●	●	●	●	●	●				●								Upon Plan Adoption	
LU-9	Growth Monitoring Program	●	●	●	●	●	●	●	●	●				●								Ongoing	
LU-10	Development Review	●	●	●	●		●	●	●	●				●								Ongoing	
LU-11	Environmental Review	●								●	●	●	●	●		●						Ongoing	
LU-12	Traffic Report	●			●		●	●	●	●				●	●							Ongoing	
LU-13	Architectural Design Review	●							●	●	●			●	●	●						1 Year upon Plan's Adoption	
LU-14	Capital Improvements Program	●	●		●	●	●	●	●	●				●	●							1 Year upon Plan's Adoption	
LU-15	Urban Design Improvement Programs	●	●				●	●	●					●								Ongoing *	
LU-16	Redevelopment Plans	●		●					●	●	●			●		●						Ongoing	

* As funding permits

LAND USE IMPLEMENTATION MATRIX (page 1 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX LU

No.	Name	ADMINISTRATION										School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds	
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	CITY OF HUNTINGTON BEACH												
PROGRAM		RESPONSIBLE AGENCY										FUNDING SOURCE										SCHEDULE	
LU-17	Economic Marketing Strategy	●	●					●	●					●								2 Years upon Plan's Adoption *	
LU-18	General Plan Monitoring and Update	●						●	●					●								Ongoing	
LU-19	Code Enforcement	●		●		●	●	●	●					●								Ongoing	
LU-20	Interagency Coordination	●									●	●	●	●								Ongoing	
LU-21	Local Compliance with Regional Regulations	●		●			●	●	●		●		●	●								Ongoing	
LU-22	Coordinate with Property Owners and Developers for Property and Neighborhood Maintenance	●	●				●	●	●			●		●	●		●	●	●	●		Ongoing *	
LU-23	Annexation Feasibility Study	●	●	●	●	●	●	●	●	●	●	●	●	●								As needed *	
LU-24	Surplus Property Purchasing Plan	●	●					●	●	●				●								2 Years upon Plan's Adoption *	
LU-25	Surplus School Site Land Use Plan	●						●	●	●				●								2 Years upon Plan's Adoption *	
LU-26	Surplus School Site Procedure	●	●	●	●	●	●	●	●	●	●			●								Ongoing *	
LU-27	Development Impacts to Educational Facilities	●	●	●				●	●	●				●								6 Months upon Plan's Adoption *	

* As funding permits

LAND USE IMPLEMENTATION MATRIX (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX LU

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URBAN DESIGN ELEMENT

URBAN DESIGN ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Urban Design Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

TECHNICAL SYNOPSIS

The quality of the Huntington Beach physical and visual character is determined by the organization, scale, density, and pattern of the community's built environment and open spaces. These components collectively play a significant role in projecting a positive and unique image for Huntington Beach. The following presents an overview of the existing elements that contribute to the City's urban form and character.

A. URBAN FORM

1. Patterns of Development

The City of Huntington Beach's urban form has been determined by subdivisions that have occurred since the City's founding. Generally, the design and configuration of lots and uses reflecting planning styles that were typically used at the time the subdivisions were developed. Since the City is comparatively flat, the patterns of development have occurred irrespective of natural topography or features. The major significant natural elements influencing the urban pattern are the Pacific Ocean, Seal Beach Weapons Center, and the Huntington Harbour which establish a clear edge on the City's west side and barriers on the north west side. The Bolsa Chica and Santa Ana River wetlands, to the north and south of the City, have also acted as barriers to development.

The City of Huntington Beach has three major identifiable patterns of development. One, formed very early in the City's history and found in the Downtown, is the old "town lot" pattern. This consists of small lots and short blocks that have been developed in a consistent grid pattern.

Following World War II, the pattern shifted to a "superblock" pattern defined by arterials developed on a one mile grid. Within the grid, single family housing surrounded a school and/or park. The residential lots are larger and less dense than those in the older "town lot" configuration. Commercial uses were developed at the arterial intersections. In some cases, multi-family housing and/or commercial uses extended along a portion of the arterial.

Some of the more recent development has been characterized by the development of large parcels as mixed use or "planned development" communities. Typically, these contain a mix of residential unit types and densities, community commercial uses, schools, and open spaces. Often, the street pattern is developed with curvilinear streets and cul-de-sacs, with limited access points to surrounding major highways.

2. Urban Form Elements

Within the three basic physical patterns of development, described above, are a number of elements that contribute to the City's urban form and character. These key elements are: districts, entry points, activity points or "nodes", paths, landmarks, and edges. The following summarizes these elements.

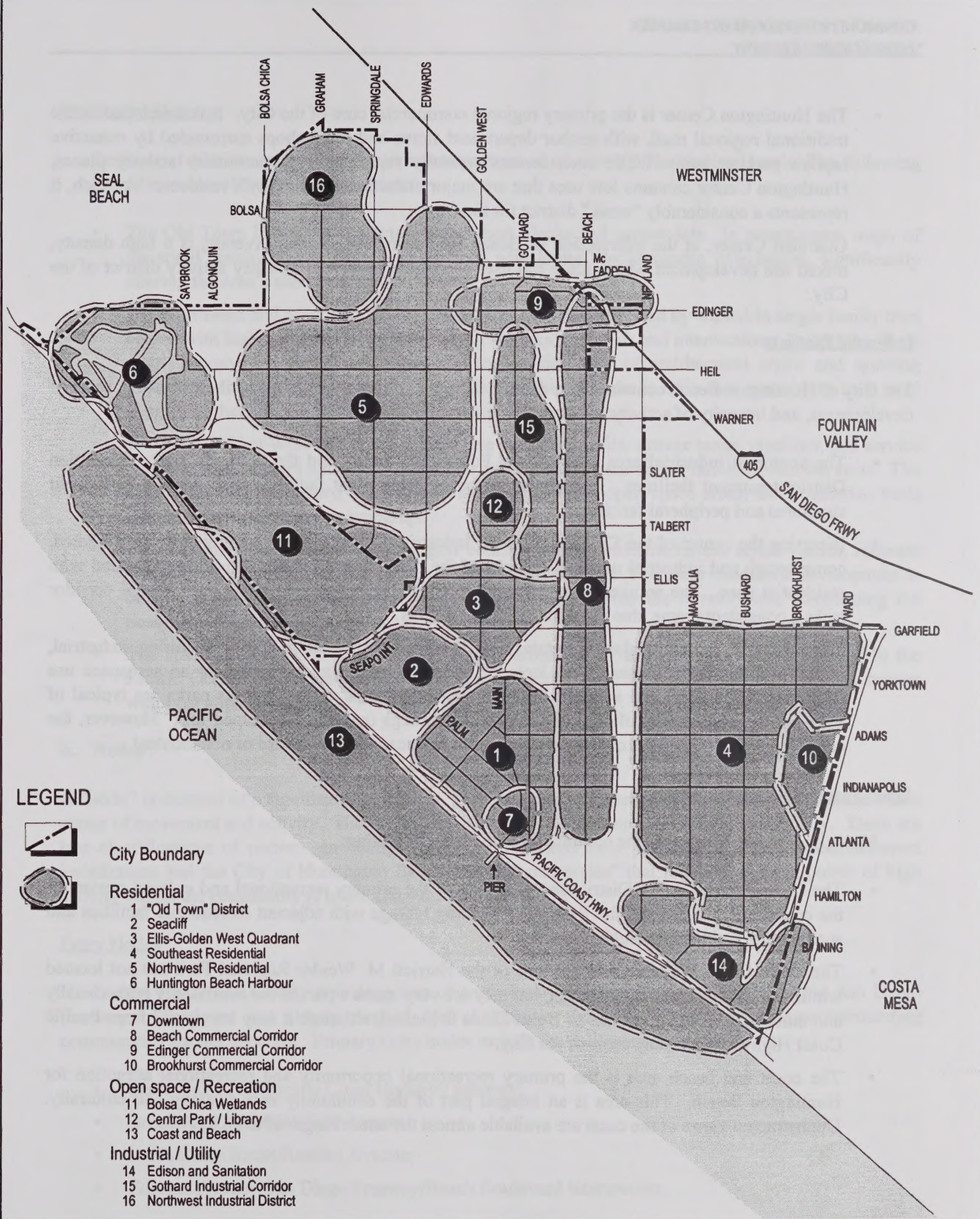
a. Districts

A "district" is defined as an integral part of a larger urban area, with common distinguishing characteristics that make it identifiable as a place unique from other areas of the community. Distinguishing features may include building type, siting, and/or scale; use; activity; inhabitants; and/or topography. The City's primary districts include commercial, industrial, openspace/recreation, and residential districts. The following details these districts (**Figure UD-1**):

Commercial Districts

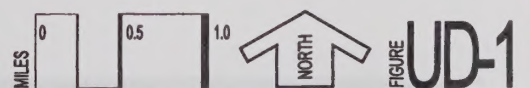
Huntington Beach's commercial districts occur along major streets or as centers in which multiple uses are consolidated. Generally, the connections between uses along a major street are weakly defined, with little unity or consistency. On the other hand, the centers convey a more distinct and positive image for the City due to their density of building and activity. Principal commercial districts include the following:

- The Downtown District is the historic and symbolic heart of downtown commercial and retailing activities. It represents one of the most clearly identifiable districts in the City due to minimal building setbacks, pedestrian-scaled and oriented commercial uses, outdoor cafes, and the intensity of activity. The character of Downtown has changed significantly in recent years. The small town commercial character of one story structures is gradually being replaced by a more dense, mixed-use environment.
- The Beach Boulevard Commercial Corridor is the primary commercial corridor of the City, with a mix of uses including mini-retail centers, auto dealerships, hotels, medical, office, entertainment uses and residential uses. Its development is characterized as strip commercial with a mix of individual and multi-tenant buildings. The boulevard is lined with individual signs, low and mid rise structures with varying setbacks, surface and structured parking, and minimal landscaping. There are a number of sub-areas in which some common uses are grouped, including a clustering of automobile dealerships in the north and medical and office uses in its middle portion. While the Boulevard's character and mix of uses does provide it with an identity, it is considered to be aesthetically undesirable.
- The Brookhurst Commercial corridor is characterized by a mix of larger retail and neighborhood serving commercial uses. The corridor has developed in a strip commercial fashion and there is little visual connections between properties.
- The Edinger Commercial Corridor is characterized by larger retail centers than those typically found along Beach Boulevard. However, the multi-tenant and larger uses have little physical or visual connection and are, most often, single trip destinations. As a consequence, the corridor lacks overall identity and strong physical anchors.



URBAN DISTRICTS

CITY OF HUNTINGTON BEACH GENERAL PLAN



- The Huntington Center is the primary regional commercial core of the City. It is developed as the traditional regional mall, with anchor department stores and retail shops surrounded by extensive asphalt parking lots. While such centers typically represent key community activity places, Huntington Center contains few uses that are major attractions to the City's residents. As such, it represents a considerably "weak" district for the City.
- Guardian Center, at the intersection of Beach Boulevard and Warner Avenue, is a high density, mixed use development whose scale and uses contribute to its role as a key activity district of the City.

Industrial Districts

The City of Huntington Beach contains three distinct industrial districts identified by their function, scale of development, and intensity of activity. These include the following:

- The southeast industrial area contains the Edison Substation and the Orange County Sanitation District treatment facilities. It is characterized by large plant facilities with visually prominent structures and peripheral fencing.
- Bisecting the center of the City, the Gothard Industrial Corridor is characterized by auto related, commercial, and industrial uses. The edges of the district are fluid and are often integrated with residential uses. The architectural scale and massing of development along the Gothard corridor lacks a consistent theme, due to varied land use patterns.
- The northwestern industrial area contains a well-defined concentration of manufacturing, industrial, office, and commercial uses. This includes one very large site developed for an aerospace use (McDonnell Douglas) and adjacent business/office park uses. The business parks are typical of their era of construction, often with individual buildings on large landscaped lots. However, the consistency and placement of street trees and site landscaping is awkward or non-existent.

Open Space /Recreational Districts

Major open space districts in the community include the following:

- The Central Park/Library District serves as one of the primary recreational and cultural centers of the community. However, the Park lacks a strong linkage with adjacent recreational facilities and surrounding residential neighborhoods.
- The Bolsa Chica Wetlands and portions of the Harriett M. Weider Regional Park are not located within the City of Huntington Beach, but they are very much a part of the community both visually and culturally. Physical access to Bolsa Chica is limited, although it may be viewed from Pacific Coast Highway and many areas of the City.
- The coast and beach area is the primary recreational opportunity and recreational attraction for Huntington Beach. This area is an integral part of the community both visually and culturally. Unobstructed views of the coast are available almost the entire length of the City.

Residential Districts

Residential districts comprise the predominant pattern of uses within Huntington Beach. The following describes some of the principal districts:

- The Old Town District is characterized by short blocks and narrow lots. In recent years, many of the small beach cottages have been replaced with larger Mediterranean style homes, significantly altering the area's character.
- The Northwest and Southeast Residential Districts are characterized by walled-in single family tract homes with higher residential densities along the major arterials and intersections. In general, these districts convey a visual uniformity due to the similarity of architectural styles and building materials. Other than through the use of "entry" signs, there is little that contributes to a local identity or that differentiates one neighborhood from another.
- The Ellis/Golden West area contains a diverse mix of oil wells, storage tanks, pipelines, and service roads, as well as plant nurseries, stables and a few tracts of new single family residential units. The district is being developed for estate residential, common open space areas, and equestrian trails integrated with the existing topography.
- The Seacliff District encompasses a golf course, large neo-Mediterranean styled homes, remnant pumping oil wells, and a small older residential development. The older residential development is built at a scale and character that is distinctly different from the development surrounding the Seacliff golf course.
- The Huntington Harbour District is developed around an inland waterway network linked to the Pacific Ocean. Huntington Harbour has limited access and is characterized by two story homes with boat slips to the rear.

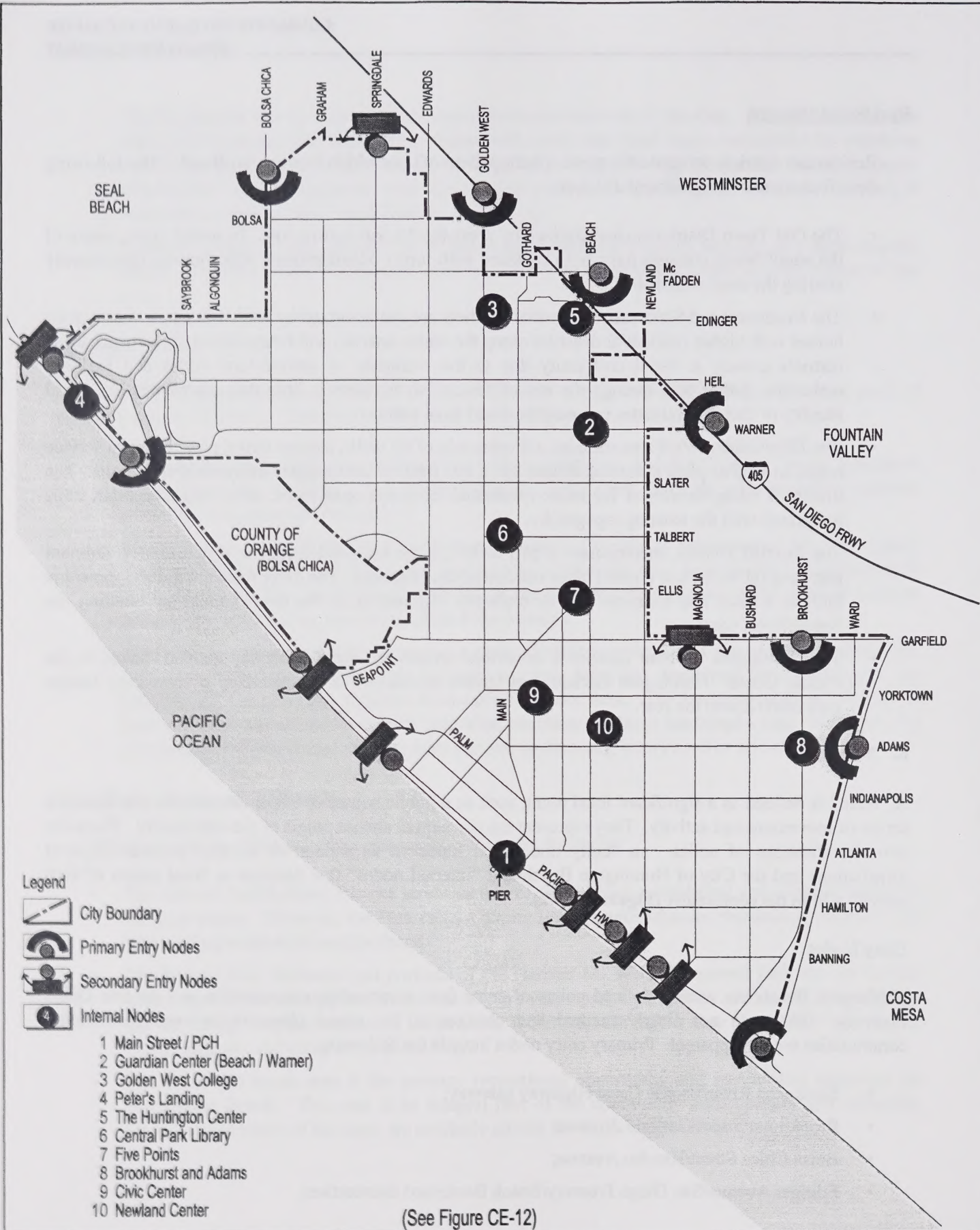
b. Nodes

A "node" is defined as a significant focal point, such as a public square or street intersection that acts as a center of movement and activity. They represent the conceptual anchor points of the community. There are two classifications of nodes: an "entry node" that functions as a point of identity between adjacent jurisdictions and the City of Huntington Beach and "internal nodes" that function as focal points of high activity within the community (**Figure UD - 2**).

Entry Nodes

Huntington Beach has weakly defined points of entry from surrounding communities and the San Diego Freeway. They are not clearly marked and changes in the visual character between surrounding communities are not apparent. Primary entry nodes include the following:

- Santa Ana River/Pacific Coast Highway gateway;
- Brookhurst Street/Garfield Avenue;
- Bolsa Chica Street/Rancho Avenue;
- Edinger Avenue/San Diego Freeway/Beach Boulevard intersection;



EXISTING URBAN NODES

CITY OF HUNTINGTON BEACH GENERAL PLAN

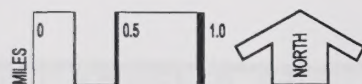


FIGURE UD-2

- Warner Avenue/San Diego Freeway;
- Golden West Street/Bolsa Avenue;
- Adams Avenue/Santa Ana River; and
- Warner Avenue/Pacific Coast Highway.

Secondary entry nodes include:

- Magnolia Street/Garfield Avenue;
- Springdale Street at city limits;
- Golden West Street/Pacific Coast Highway;
- Pacific Coast Highway/Seapoint Street;
- Pacific Coast Highway and Newland Street;
- Pacific Coast Highway and Magnolia Street;
- Pacific Coast Highway/Beach Boulevard; and
- Pacific Coast Highway/Seal Beach city limits.

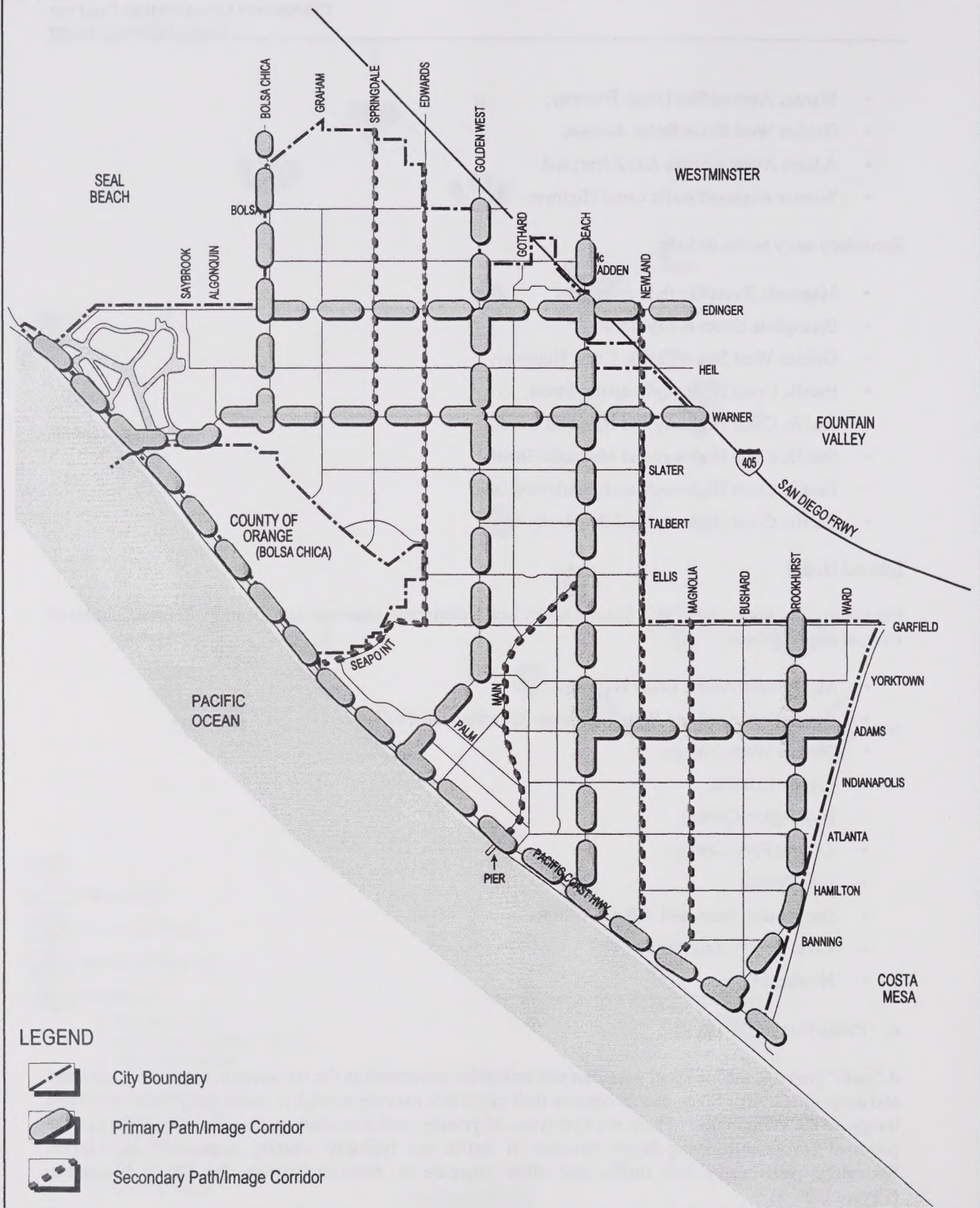
Internal Nodes

Similar to entry nodes, the City's internal nodes lack a distinctive character and identity. Some examples of internal nodes include:

- Main Street/Pacific Coast Highway;
- Beach Boulevard and Warner Avenue (Guardian Center);
- Golden West College;
- Peter's Landing;
- Huntington Center;
- Central Park/Library;
- Five Points;
- Brookhurst Street and Adams Avenue;
- Civic Center; and
- Newland Center

c. Paths/Image Corridors

A "path" provides the means of vehicular and pedestrian movement in the community, connecting land uses and areas of activity. Since people observe their city while moving through it, paths form the predominant image of the community. There are two types of primary and secondary paths. Primary paths are the principal corridors carrying larger volumes of traffic and typically crossing community boundaries. Secondary paths carry less traffic and often originate or terminate within the City's boundaries (Figure UD - 3).



Primary Paths/Image Corridors

Huntington Beach's primary paths lack the characteristics that provide identity and clarity of location. This is largely due to the confusing array of signs, lack of consistent landscape, and strip commercial centers. Primary paths in Huntington Beach include the following:

- Beach Boulevard;
- Golden West Street;
- Edinger Avenue;
- Warner Avenue;
- Bolsa Chica Street;
- Adams Avenue;
- Brookhurst Street; and
- Pacific Coast Highway.

Secondary Paths/Image Corridors

Similar to the Primary Paths, the Secondary Paths lack identity. The predominance of perimeter tract walls with minimal landscaping contributes to this deficit. Secondary paths in Huntington Beach include the following:

- Main Street;
- Magnolia Street;
- Springdale Street;
- Edwards Street;
- Newland Street;
- Gothard Street; and
- Bolsa Avenue.

d. Landmarks

A "landmark" is defined as a significant reference point, either a structure, space, landscape, or freestanding element, which helps to identify a particular area in the City. Frequently, Huntington Beach's landmarks are not readily identifiable. The Newland House, for example, is surrounded and obscured by a commercial center. Landmarks may also contribute negatively to the City's urban identity, such as the Southern California Edison Plant located on Pacific Coast Highway at the southern end of the City. Important landmarks in Huntington Beach include the following:

- Pier/Pierside Pavilion;
- Waterfront Hilton;
- Huntington Beach City Hall and High School;
- Guardian Tower (Beach Boulevard/Warner Avenue);

- Edison Power Plant;
- McDonnell-Douglas Tower;
- Newland Center;
- Peter's Landing;
- Central Park; and
- Meadowlark Golf Course.

e. Edges

An "edge" is defined as an element that serves as a visual or physical boundary between districts. Elements such as freeways, flood channels, walls and natural features, such as the ocean, form edges. Those affecting Huntington Beach's urban form include the following:

- Bolsa Chica Wetlands;
- Pacific Ocean/Beaches;
- Santa Ana River;
- Huntington Beach Wetlands;
- Huntington Harbour;
- San Diego Freeway (405); and
- Seal Beach Naval Weapons Station.

B. VISUAL ASSETS

The following visual elements of the urban framework contribute positively to Huntington Beach's character:

- The Pacific Ocean is Huntington Beach's most prominent visual asset. Its views from Pacific Coast Highway, peripheral streets, and surrounding neighborhoods and districts enhance the visual quality and ambiance of the City and help orient the traveler. Recent Downtown development has obstructed some views;
- The Bolsa Chica Ecological Reserve also provides a high quality viewshed for those traveling Pacific Coast Highway. The visual quality of the wetland marshes and natural wildlife create an impressive corridor along Pacific Coast Highway;
- The lush, mature landscaping in specific Downtown areas (including residential neighborhoods surrounding Lake and Farquhar Park) and Central Park are an asset to the community;
- Huntington Harbour is a visual asset to those residences which front the channel, although limited access make this asset somewhat exclusive to residents living or visiting in the area;
- Neighborhood parks are an asset to residents by providing landscaping and open space; and,
- Huntington Beach Central Park is an asset by providing landscaping, recreational opportunities, and natural open space areas.

C. VISUAL WEAKNESSES

Huntington Beach has some visual elements which confuse, diffuse, and weaken the community's identity. Elements that contribute negatively to the visual quality of the community include the following:

- Oil production and utility facilities;
- Confusing intersections, such as Beach Boulevard and Ellis or Beach Boulevard and Edinger Avenue, that disorient the traveler;
- Inconsistent sign styles and sizes, poorly designed buildings, utilities, and oil production elements that create visual obstructions and clutter;
- Billboards along Pacific Coast Highway;
- Lack of landscaping along some street medians and along some public rights-of-way, and;
- Residential tract walls along collector, secondary, and arterial streets form;

D. EXISTING DESIGN ENVIRONMENT

1. Design Guidelines

Design guidelines allow a City to set forth its explicit design criteria in order (a) to give developers and the design community clear ideas about how to achieve design harmony in a specified project area, and (b) to provide specific criteria for use by regulatory bodies in their review of development proposals. Such guidelines have been adopted by the City of Huntington Beach for future public and private improvements in the Downtown area. This is the only design assistance currently given to property developers in Huntington Beach with regard to maintaining a specified district theme.

2. Zoning and Subdivision Ordinance

The City of Huntington Beach Zoning and Subdivision Ordinance establishes development standards for all land uses to be developed in the City. These standards address permitted uses, minimum parcel sizes, building heights, densities, setbacks, parking and other requirements, which ultimately shape the form of the City. Zoning for the specific uses in Huntington Beach describe a building envelope in which development is permitted. This envelope has often become the unintentional form of structures in the specified zone.

ISSUES

1. A lack of distinctive character in the districts and corridors contributes to an overall weak visual image for the City. Fostering or enhancing the identity of the individual communities that make up the City is key to strengthening the City's overall image and the ability of a person to identify it or associate it uniquely with Huntington Beach. (*UD 1.1.1, UD 1.2.1, and UD 1.3.1*)
2. There is no comprehensive set of development or design guidelines addressing the overall City image or addressing the individual districts, private property, and streetscape. (*UD 1.1.1, UD 1.2.1, and UD 1.3.1*)

3. Many of the neighborhoods and districts in Huntington Beach lack a clear identity that distinguishes them from other such areas in the City, detracting from the overall City character. Distinctive districts should be created and unified through a common design language to achieve a coherent citywide image. (*UD 1.1.1 and UD 1.2.1*)
4. The character of Downtown is at risk of losing its connections with its past. Major new projects in the first two blocks of Main Street have joined and, in some instances, supplanted the older buildings traditionally associated with the Downtown. The older structures should be integrated into the design themes of the Downtown. (*UD 1.1.2 and UD 1.2.2*)
5. The Main Street-Pier area should be maintained and enhanced as a definable image in the City. (*UD 1.1.2, UD 1.2.2, and UD 1.2.3*)
6. The Downtown should maintain some architectural diversity, as well as observe the retail street wall through consistent setbacks, taking care to coordinate new development setbacks with existing setbacks. (*UD 1.1.2, UD 1.2.2, and UD 1.2.3*)
7. Many of the residential districts of Huntington Beach lack character, but the most successful neighborhoods in the City, from the standpoint of design (such as Huntington Harbour), have a clear and appropriate architectural image. Residential districts should be encouraged to have their own unique identifying characteristics with regard to architectural design and landscape materials. (*UD 1.1.1 and UD 1.3.1*)
8. Each district should take its own unique design direction (e.g., a proliferation of eucalyptus trees; a “seaside” or “beach” architectural character), and reinforce that through private improvements (landscape, remodeling, new construction) as well as public improvements (street trees, signage). (*UD 1.3.1 and UD 1.3.2*)
9. Commercial corridors are fragmented, without a sense of center, and contain a mix of land uses that do not distinctly identify the corridors. A land use pattern should create an identifiable center or centers along the primary corridors (please refer to the Land Use Element). (*LU 16.1.1 and UD 1.3.3*)
10. The major commercial corridors of Beach Boulevard and Edinger Avenue have insufficient contrast in character, and no identifiable thematic strengths. These should have their own individual character and identifiable thematic strengths, contributing to a sense of orientation within the City. (*UD 1.3.1 and UD 1.3.3*)
11. Beach Boulevard commercial corridor lacks continuity and has multiple identities. This is attributable to inconsistent and extensive signage, varied development scale and character, and widespread clutter. (*UD 1.2.2 and LU 16.1.1*)
12. Commercial corridors should have design qualities that promote a positive image of the City and promote the marketability of commercial enterprises they contain. (*UD 1.3.1 and UD 1.3.2*)
13. Commercial corridors should have a unified identity through coordinated signage patterns, compatible development character, and a minimum of visual clutter. (*UD 1.3.1*)
14. The character behind residential tract walls should be matched in kind by landscaping on the public side of the wall to contribute to neighborhood identity and continuity of the citywide image. (*UD 1.1.1, UD 1.3.4 and UD 1.3.5*)
15. Nodes in Huntington Beach fail to meet their potential to serve as the activity centers of the community. They should establish the character and themes for the areas surrounding them and serve as the focus of local activity. (*UD 1.2.1*)

16. Internal Nodes (See **Figure UD-2**) should be easily accessible. Each internal node should accommodate commercial uses, accessible facilities, and pedestrian-oriented spaces to accommodate the activities of the community. (*UD 1.2.1*)
17. Each node should incorporate a design theme of the neighborhood or district within which it is located. It should have a unique character to distinguish it from other similar nodes or small centers, and incorporate features that allow it to serve as a kind of landmark in the urban landscape. (*UD 1.2.2*)
18. Internal nodes should be improved to foster development that will be an anchor of economic vitality and a focus of community activity. Five such nodes are singled out for specific attention: Huntington Center, Guardian Center, Beach Boulevard at Pacific Coast Highway, Newland Center, and Five Points. (*UD 1.2.2*)
19. Points of entry into the City, and the crossings of multiple roadways/paths (e.g., around the Five Points area, and at the Beach Boulevard off-ramp of the San Diego Freeway), are especially confusing and need to orient the traveler better through the space. (*UD 1.2.2 and UD 1.2.3*)
20. Entry points should announce arrival into the City of Huntington Beach and should epitomize the City as a whole through their image. Gateway entries should serve as key orientation points within the city, allowing residents and visitors to establish their bearings. (*UD 1.2.2, UD 1.2.3, and UD 1.4.1*)
21. A clear identity should be established for each node as a way to orient travelers. (*UD 1.2.3*)
22. Corridor design should play a key part in establishing City identity and in providing an element of continuity. (*UD 1.3.2 and UD 1.3.3*)
23. Corridor design should assist in orientation and direction by giving each path a clear and distinctive image through landscape and streetscape elements. This may incorporate elements that are consistently used throughout the City and/or provide unique identity for a particular corridor. (*UD 1.3.2 and UD 1.3.3*)
24. Viewsheds of the coast, wetlands, and other major open space resources should be emphasized. (*UD 2.1.1 and UD 2.1.2*)
25. Undesirable or incompatible features should be buffered and screened. This should be accomplished with minimum impact on view corridors and view opportunities. (*UD 2.1.1 and UD 2.2.1*)
26. Views of the ocean are a significant resource for the community that are at risk of being compromised by insensitive development or inappropriate public improvements. Development should be sited and designed to preserve public views of the ocean. (*UD 2.1.1*)
27. The coastal character of the City can be reinforced through the control of the scale of development, site-sensitive landscaping and signage, and through the preservation of open space and the natural setting along Pacific Coast Highway. (*UD 2.1.1*)
28. Building scale and mass along Pacific Coast Highway should be controlled to prevent adverse impacts on the open space and visual quality of the coastline. (*UD 2.1.1*)
29. Oil production facilities and other utilities represent much of the urban clutter in the City. These uses should be screened from public view as much as possible. The screening of these elements should be weighed against the potential for the screening elements themselves to block significant views. (*UD 2.2.1 and UD 2.2.3*)
30. Each existing landmark should be enhanced to capitalize on its assets or to mask its negative qualities. New landmarks could be introduced at appropriate locations to aid in establishing orientation and direction. (*UD 1.2.1 and UD 2.2.1*)

31. Utilities, such as the Edison Generating Substation, need to be screened from view, to the extent feasible, through the use of improved landscaping. (*UD 2.2.1*)
32. The construction of new or the expansion of existing utility and industrial facilities may impair the visual quality of an area. (*UD 1.2.1, UD 2.2.1, UD 2.2.2, UD 2.2.3, U 5.1.3 and U 5.1.4*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Urban Design in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Urban Design Implementation Matrix.

Establishing and Strengthening Community Identity

Goal

UD 1

Enhance the visual image of the City of Huntington Beach.

District And Neighborhood Identity

Objective

UD 1.1

Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach (see Figure UD-1).

Policies

UD 1.1.1

Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

- a. Design public streetscape improvements (landscape features, signage, and street furniture) to provide unique qualities to the "Old Town," Holly-Seacliff, Ellis/Golden West Quartersection, Southeast Residential, Northwest Residential, and Huntington Harbour districts.
- b. Encourage public improvements that provide visual and physical separation between single family development and commercial corridors, through the use of:
 - landscape materials;
 - berms; and
 - well-designed fences and walls. (I-UD 1, I-UD 2 and I-UD6)

UD 1.1.2

Reinforce Downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district, through:

- a. preserving older and historic structures;
- b. requiring new development be designed to reflect the Downtown's historical structures and adopted Mediterranean theme;
- c. amending the Downtown Specific Plan to:
 - coordinate with the Citywide Design Guidelines; and
 - incorporate historic preservation standards and guidelines.
- d. coordinating Downtown development and revitalization with policies and programs of the Historic and Cultural Resources Element. (I-UD 1, I-UD 2 and I-UD 6)

Nodes

Objective

UD 1.2

Consider establishing, at each significant node, a local center that serves its neighborhood constituency and provides a strong and distinct focal image for the district (see Figure UD-2).

Policies

UD 1.2.1

Require public improvements to enhance the existing setting for all key nodes and pedestrian areas through the consideration of the following:

- a. provide pedestrian connections and visual continuity between the node and the surrounding neighborhoods;
- b. incorporate shade trees to shelter pedestrians;
- c. incorporate the use of enhanced paving materials at the pedestrian crosswalks;
- d. widen the sidewalks at intersections, where feasible, to minimize the length of pedestrian crossings (coordinating as necessary with Caltrans to establish standards for Beach Boulevard); and

- e. enhance the connections, where feasible, between the public sidewalk and private commercial interior open spaces/courtyards as described in the Land Use Element by using:
 - decorative paving materials;
 - landscape materials; and
 - street furniture (**Figure UD-4**);
- f. incorporate landscaping to mask oil operations and major utilities, such as the Edison generating station. (*I-UD 1, I-UD 2, I-UD 3, and I-UD 6*)

UD 1.2.2

Require that the nodes indicated in **Table UD-1** incorporate the public improvements specified in UD 1.2.1 and other elements that may be listed in the Table, as feasible. (*I-UD 1, I-UD 2, I-UD 3, and I-UD 4*)

UD 1.2.3

Coordinate the design of public and private signs and graphics on a citywide basis.

- a. Prepare and implement a coordinated public signage program that fosters a cohesive city image and includes:
 - sign standards that identify public places, recreational opportunities and tourist destinations;
 - design standards for public monument signage and public banners for street light standards along the major arterials;
 - identification sign designs for each of the residential districts;
 - design standards for the primary and secondary entry node signage; and
 - improved street signage that incorporates such elements as city logos or local design elements.
- b. Develop a major arterials' public signage installation program.
- c. Consider developing guidelines for private commercial monument signage that incorporates a consistent public identification device such as a City logo or a logo for the business' location, i.e., Beach Boulevard. (*I-UD 1, I-UD 3, I-UD 4, and I-UD 6*)

Corridor Identity

Objective

UD 1.3

Strengthen the visual character of the City's street hierarchy (i.e., major, primary, etc.) in order to clarify the City's structure and to improve Citywide identity (see **Figure UD-3**).

Policies

UD 1.3.1

Require a consistent design theme and/or landscape design character along the community's corridors, that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City. (*I-UD 1, I-UD 2, and I-UD 3*)

UD 1.3.2

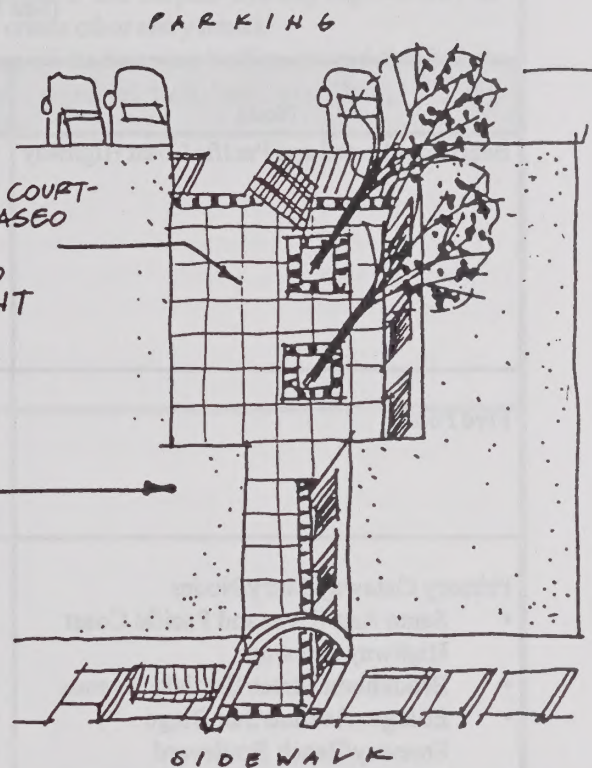
Provide for the implementation of streetscape and landscape improvements along the major commercial corridors, through public capital improvement programs, business district improvements, or other techniques as funding is available.

- a. Develop or enhance the pedestrian environment in those parts of the corridors where there is existing or the potential for pedestrian activity, this includes the use of:
 - sidewalk furniture;
 - shade trees;
 - shade structures;
 - special paving; and
 - pedestrian walkway linkages.
- b. Consider using special corridor oriented public signage, public art, or median monuments at prominent intersections.
- c. Discourage the excessive use of temporary signage including bunting and commercial banners. (*I-UD 1, I-UD 3, I-UD 4 and I-UD 6*)

COMMERCIAL DESIGN GUIDELINES

PEDESTRIAN COURT-
YARD OR PASEO
CONNECTING
PARKING TO
STREETFRONT

ENCOURAGE
PEDESTRIAN-ORIENTED
DEVELOPMENT



COMMERCIAL DESIGN GUIDELINES

City of Huntington Beach General Plan

FIGURE UD-4

TABLE UD-1

**Recommended Entry Node Improvements
 (See UD 1.2.2 and Figure UD 2)**

Node	Improvements
Beach Boulevard and Pacific Coast Highway	• Provide pedestrian connections for beach users; • Use public signage that is compatible with the overall street plan and the Signage and Graphics Program. • Underground utilities. • Install streetscape improvements that combine the Beach Boulevard streetscape theme with the less formal coastal corridor imagery.
Five Points	• Blend the landscape styles of Main Street and Beach Boulevard at the Five Points node, • Coordinate improvements with Caltrans, where appropriate. • Underground utilities.
Primary Gateway Entry Nodes • Santa Ana River and Pacific Coast Highway gateway • Brookhurst Street/Garfield Avenue • Edinger Avenue/San Diego Freeway/Beach Boulevard intersection • Warner Avenue/San Diego Freeway • Golden West Street/Bolsa Avenue • Adams Avenue/Santa Ana River/Brookhurst • Warner Avenue/Pacific Coast Highway • Bolsa Chica Street and Rancho Avenue	• Provide public signage that identifies the City of Huntington Beach and indicates directions to the major destinations in the City. • Include “theme” landscape materials and, possibly, public art. • Underground utilities. • Enhance arterial street and median landscaping. • Encourage the use of landscaping buffers around the Edison Generating Station, adjoining tank farm, and Orange County Sanitation Facilities.

TABLE UD-1 (cont.)

Node	Improvements
Secondary Entry Nodes • Magnolia Street/Garfield Avenue • Springdale Street at city limits • Golden West Street/Pacific Coast Highway • Pacific Coast Highway/Beach Boulevard • Pacific Coast Highway/Seal Beach City limits • Pacific Coast Highway and Seapoint St. • Pacific Coast Highway and Magnolia St. • Pacific Coast Highway and Newland St.	• Provide smaller public signs that are similar to the larger scale Primary Gateway Entries monument signs. • Explore the potential to use surplus freeway right-of-way or parkway areas to create other entry nodes. • Encourage the use of landscaping buffers around the Edison Generating Station, adjoining tank farm, and Orange County Sanitation Facilities.

UD 1.3.3

Provide for the implementation of additional streetscape and landscape improvements in the corridors specified in **Table UD-2** and shown in **Figure UD-5** and **UD-6**, through public capital improvement programs, business district improvements, or other techniques as funding is available. (*I-UD 1, I-UD 2, I-UD 3, and I-UD 4*)

UD 1.3.4

Establish visual relief to the monotony of walled “superblock” corridors and enhance the corridors image through the visual strengths of the respective residential neighborhoods in which they are located including:

- a. for new development, require the use of landscape materials in the public right-of-way;
- b. for existing development, add tree pockets and/or landscape planters along arterial tract walls;
- c. for both new and existing development, establish a consistent pattern of street trees along the corridor using the predominate tree types of the adjacent residential areas;
- d. develop a variety of street sections to allow for variation of right-of-way widths and sidewalk configurations; for example, some of the walls have a 3’ to 4’ planting strip in which plant materials have been placed outside of the wall while other tracts have no plantings outside of the wall. Recognize that sidewalk width on residential district arterial streets is less important than in other situations as there are few pedestrians and few pedestrian destinations (bus stops are a possible exception) along these arterials. If the sidewalk is narrowed to accommodate tree wells or wider planting strips, a sidewalk width of 3’ to 4’ is ample to accommodate the occasional pedestrian and maintain handicapped access; and (See **Figure UD-7** and **Figure UD-8**)
- e. for new development, increased landscaping area;
- f. consider reducing street widths to increase landscaping area; and

- g. consider establishing a public art ordinance for the placement of art in public right-of-way (*I-HCR 14, I-UD 1, I-UD 2, and I-UD 3*)

UD 1.3.5

Establish design standards for walls along the residential “superblock” corridors, including:

- a. for new development, require that privately developed walls make a positive visual contribution to the public streetscape including provisions for plant material enhancements such as vine pockets or decorative plantings, and design features such as sculptured or textured masonry units;
- b. for existing development, require that any modifications to walls in the public right-of-way are of quality construction and permanent materials consistent with the design of the wall, and that any additions to the walls be designed to make a positive visual contribution to the public streetscape; and
- c. for both the new and existing development, require that the walls will be maintained over their lifetime, and that future modifications to the walls will not negatively impact the public streetscape. (*I-UD 1, I-UD 2, and I-UD 5*)

Public Art as a Tool for Strengthening Community Identity

Objective

UD 1.4

Intensify the use and strengthen the role of public art to enhance the visual image of Huntington Beach (please refer to definitions in **Glossary**).

Policies

UD 1.4.1

Facilitate the use of public art in the design of public and private development by:

- a. establishing incentives for incorporating art in private development; and
- b. require that persons proficient in the visual arts be included on the design team for the design of public entry identification, public signage, and graphics design. (*I-HCR 14, I-UD 1, I-UD 3 and I-UD 4*)

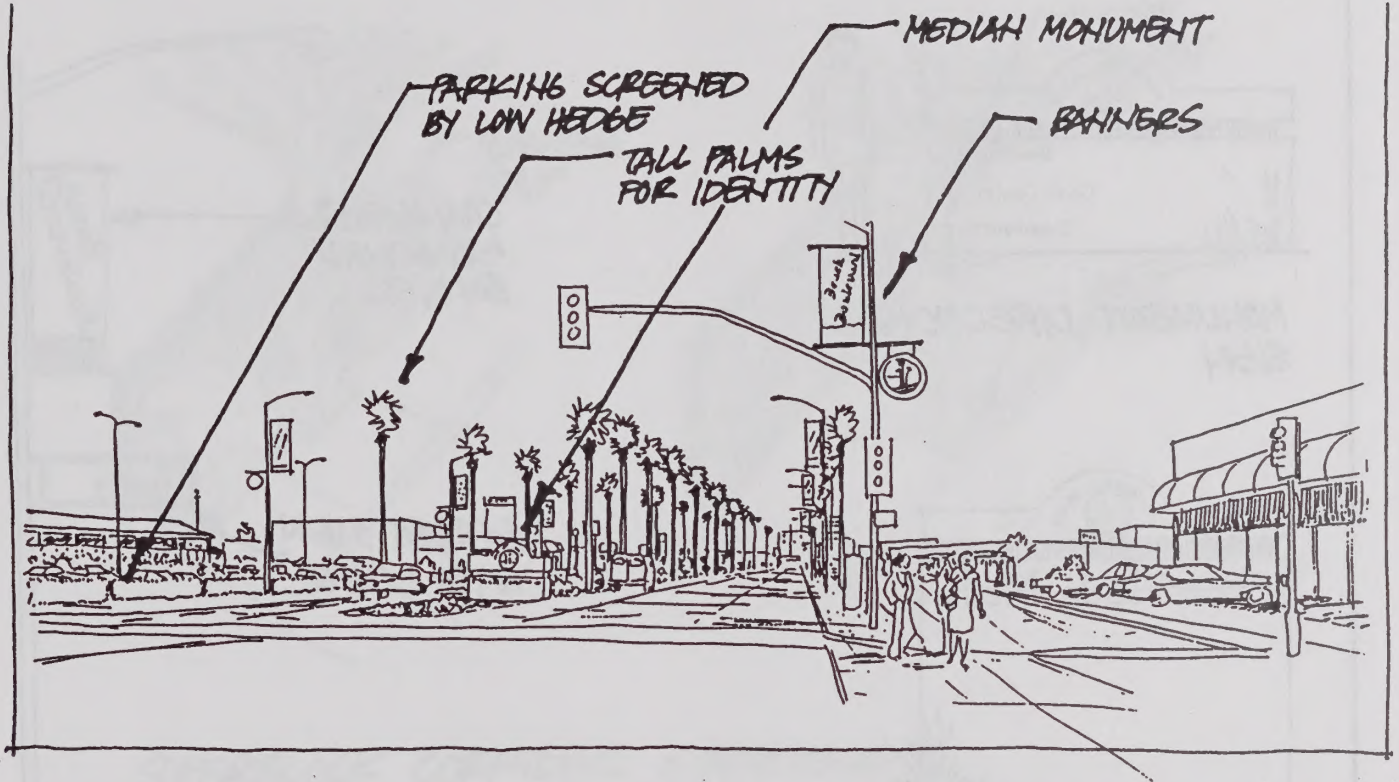
TABLE UD-2

**Commercial Corridor Improvements
(See UD 1.3.3)**

Commercial Corridor (Corridor's focus)	Improvements to Enhance the Corridor's Focus
Beach Boulevard (City's Principal Commercial Corridor)	• Replace the low, informal median plantings with taller trees and space the trees more closely and regularly, from the San Diego Freeway to Pacific Coast Highway to the extent feasible within Caltrans constraints. • Consider planting tall trees in the parkway and/or setback area on either side of Beach Boulevard from the San Diego Freeway to the Newland Center, to mark the commercial heart of the corridor. • Consider placing public monument signs in the medians as a device for identifying both the City and the boulevard as a commercial district focus. • Use "theme signs" in which private commercial signage, especially common monument signage, incorporates a City of Huntington Beach or Beach Boulevard logo along with the private business identification, and includes the property's address. • Coordinate all Beach Boulevard streetscape improvements with Caltrans.
Edinger Avenue (Reflect Corridor's Diversity)	• Establish streetscape and landscape design standards that: • Reflect the intensity of the Beach Boulevard commercial district where Edinger Avenue meets Beach Boulevard at Huntington Center; • Coordinate with Huntington Center's design theme; • Provide orientation and directions at the westerly end of Edinger as it approaches the coastal area; and • Reflect the residential scale of the "superblock" neighborhoods.
Golden West Street (Reflect Corridor's District Variety)	• Use plant materials between Pacific Coast Highway and Palm Avenue that are compatible with the street's proximity to the beach. • Incorporate park-like elements such as vines or low hedges into the streetscape adjacent to the oil production areas. • Reflect the park and civic imagery as the street passes through the Central Park/Library area. • Extend the landscape style of Golden West College on the east side of the street to the superblock wall and sidewalk on the west through the use of turf, low shrubs, and trees.

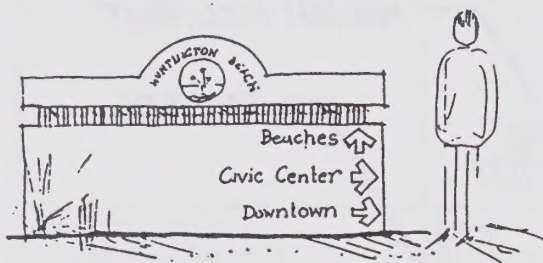
TABLE UD-2 (cont.)

Commercial Corridor	Improvements to Enhance the Corridor's Focus
Main Street (Key Corridor Linking Beach Boulevard, the Civic Center, and Downtown)	• Extend the landscape character of the residential Main Street neighborhoods by planting pine trees throughout the Main Street medians, particularly focusing on the areas north of the Civic Center up to Five Points. Replace, where possible, palms and other plant materials that currently break the design continuity. • Extend the use of historic style lampposts on Main Street. • Install planted medians in areas that currently lack islands or median. • Use the imagery of the Farquhar and Lake Park neighborhoods as the basis for establishing landscape design themes.
Brookhurst Street (Commercial Corridor)	• Use "theme signs" in which private commercial signage, especially common monument signage, incorporates a City of Huntington Beach logo along with the private business identification, and includes the property's address. Include signs identifying access to the Santa Ana River trail • Install planted medians in areas that currently lack islands or medians.
Pacific Coast Highway (Coastal Corridor)	• Use informal clusters of palms to mark activity areas. • Use plantings of native plants for both visual screening of major utilities and oil operations, as well as for wind protection. • Require any beachfront hardscape improvements and new structures to be low in profile and compatible with the surrounding development. • Replace exotic or introduced plant materials with native plants in undeveloped areas. • Pursue the removal of billboards and other incompatible development, particularly in areas that are of natural character.



BEACH BOULEVARD
COMMERCIAL CORRIDOR CONCEPTS
City of Huntington Beach General Plan

FIGURE UD-5



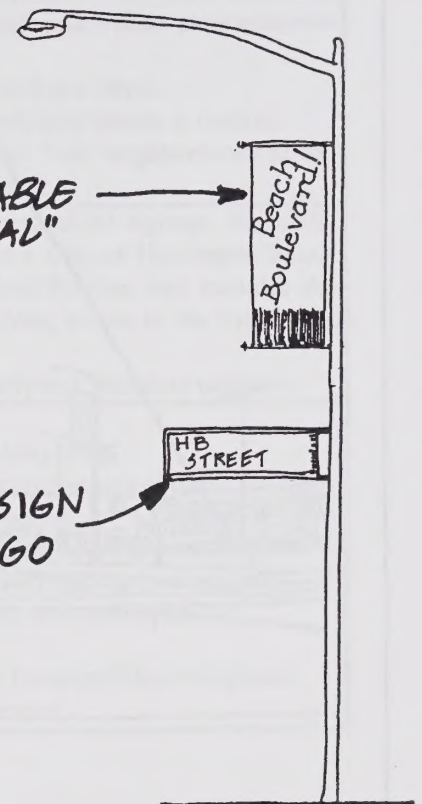
MONUMENT DIRECTIONAL
SIGN



INTEGRATED PUBLIC/
COMMERCIAL MONUMENT

CHANGEABLE
"SEASONAL"
BANNER

STREET SIGN
WITH LOGO

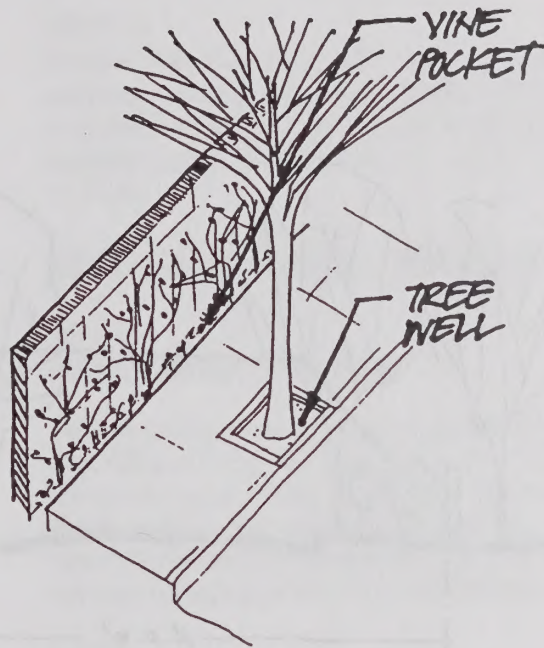
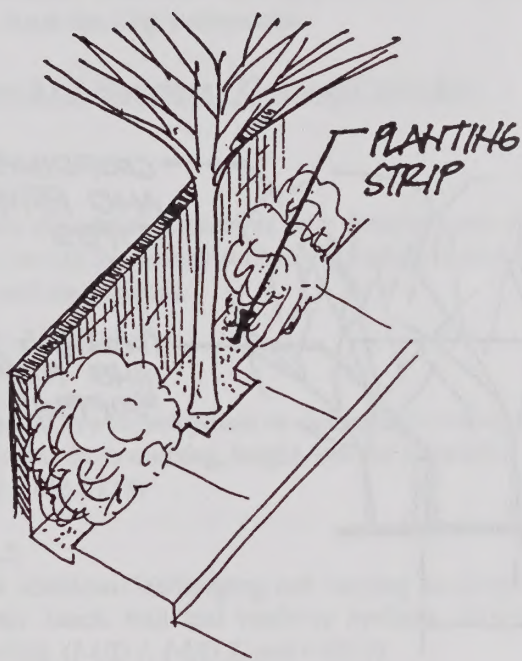


BANNER "SYSTEM"

SIGNAGE DESIGN CONCEPTS

City of Huntington Beach General Plan

FIGURE UD-6



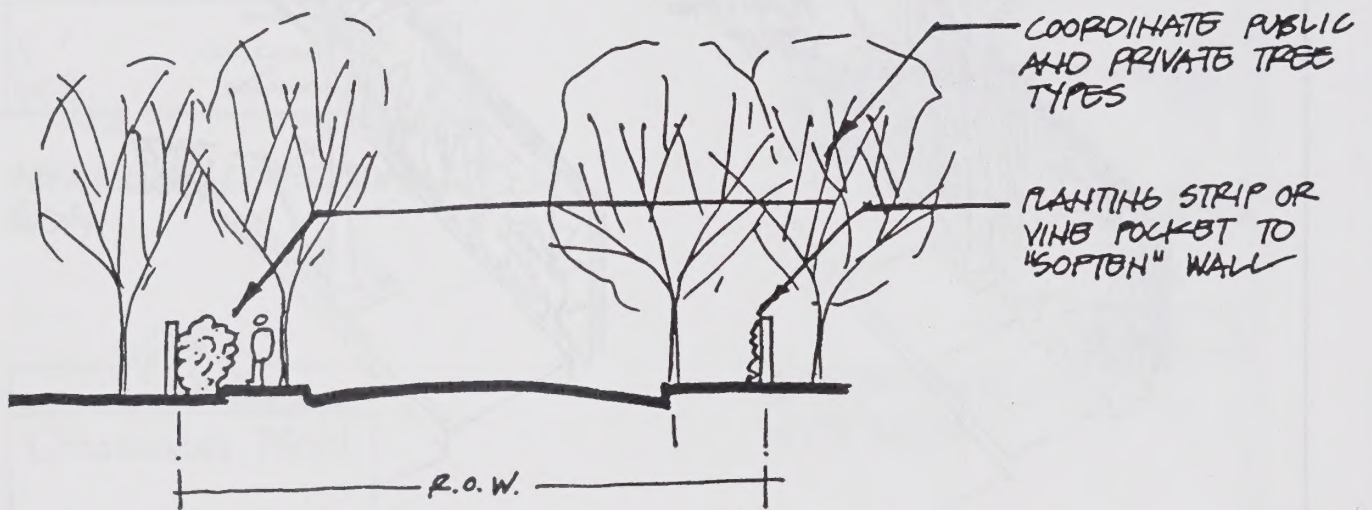
SUPERBLOCK CORRIDOR STREETSCAPE

VARYING R.O.W. CONDITIONS WILL REQUIRE DESIGN ALTERNATIVES.

SUPERBLOCK
CORRIDOR STREETSCOPE (See UD 1.3.4)

City of Huntington Beach General Plan

FIGURE UD-7



SUPERBLOCK STREET TREE PLANTING

City of Huntington Beach General Plan

FIGURE UD-8

UD 1.4.2

Coordinate the involvement of artists and the role of art in the image of the City with the provisions of the Historic and Cultural Resources Element. (*I-UD 2 and I-HCR 14*)

Goal

UD 2

Protect and enhance the City's public coastal views and oceanside character and screen any uses that detract from the City's character.

Buffers And Barriers - Coastal Corridor

Objective

UD 2.1

Minimize the visual impacts of new development on public views to the coastal corridor, including views of the sea and the wetlands.

Policies

UD 2.1.1

Require that new development be designed to consider coastal views in its massing, height, and site orientation. (*I-UD 1 and I-UD 6*)

UD 2.1.2

Require additional landscaping and varying hardscape along the beach trail and roadway medians, where appropriate. (*I-UD 1, I-UD 2, and I-UD 3*)

Buffers And Barriers - Industrial Uses and Oil Production Facilities

Objective

UD 2.2

Minimize the visual impacts of oil production facilities and other utilities where they encroach upon view corridors or are visually incompatible with their surrounding uses.

Policies

UD 2.2.1

Require landscape and architectural buffers and screens around oil production facilities and other utilities visible from public rights-of-way. (*I-UD 1 and I-UD 6*)

UD 2.2.2

Require the removal of non-productive oil production facilities and the restoration of the vacated site. (*I-UD 1 and I-UD 6*)

UD 2.2.3

Require landscaping to screen flood control channels where visible to public view and where there is adequate planting area available. (*I-UD 2, I-UD 3, and I-UD 6*)

UD 2.2.4

Require the undergrounding of utility lines. (*I-UD 1, I-UD 2, and I-UD 3*)

UD 2.2.5

Require the review of new and or expansions of existing industrial and utility facilities to ensure that such facilities will not visually impair the City's coastal corridors and entry nodes. (*I-UD 2, I-UD 6, U 5.1.3 and U 5.1.4*)

IMPLEMENTATION PROGRAMS

I-UD 1

Streetscape Improvement Plan

Prepare a comprehensive streetscape improvement plan specifying all potential improvements projects within the public rights-of-way, including design concepts and design criteria for median and parkway landscape, sidewalk elements including street furniture, and public signage, including gateway entry identification signage.

I-UD 2

Coordinated Public Policy

Coordinate all guidelines and standards within the City of Huntington Beach to conform to the objectives and criteria outlined in the policies of this element. Update and/or amend the following policies, guidelines, standards and specifications:

- a. Public Works Standard Plans/ Specifications (for landscape and tree planting);
- b. Master Plan for Landscaping of Arterial Street Medians;
- c. Arboricultural and Landscape Standards/Specifications;
- d. Downtown Design Guidelines; and
- e. Downtown Specific Plan.

I-UD 3

Phased Improvement Plan

Establish a plan for the preparation and/or revision of all public urban design criteria and standards and for the implementation of all public improvements identified in such plans.

- a. The City shall prepare a master list of public urban design improvements, such list to be revised and extended as projects are completed or new projects are conceived.
- b. In coordination with the preparation of the City budget, the City shall each year prepare a Five-Year Plan for Urban Design Improvements that prioritizes the projects on the master list, and shall budget for those projects accordingly. The Five-Year Plan shall be updated each year to reflect changes in the priorities for implementation.
- b. require Design Review Board review of all projects within areas designated by the City Council or deserving special aesthetic consideration; these areas include, but are not limited to, the Downtown Specific Plan area, Beach Boulevard, Pacific Coast Highway, areas adjacent to or zoned as Public-Semipublic, areas within primary and secondary entry nodes, and Redevelopment Project areas;
- c. review all proposed expansions, relocations, or new utility and industrial facilities for compliance with applicable development standards and for potential impacts.

I-UD 4

Comprehensive Signage and Graphics Program

Prepare a comprehensive Citywide program for the design and installation of signage and graphics that identifies standards for a high quality and character for all public graphics (including identification and directional signage) and that integrates standards for private commercial signs.

I-UD 5

Code Enforcement and Maintenance

Regularly and periodically monitor private and public property (such as private or public walls or service structures), to ensure compliance with maintenance standards and all applicable zoning and municipal codes and regular maintenance.

I-UD 6

Development or Design Review

Through the development or design review process, require or continue to:

- a. review all projects for potential visual impacts to surrounding areas;

No.	Name	ADMINISTRATION										School Districts	County of Orange	Other	CITY OF HUNTINGTON BEACH										State Funds	Federal Funds
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	CITY OF HUNTINGTON BEACH															
											CITY OF HUNTINGTON BEACH															
											CITY OF HUNTINGTON BEACH															
PROGRAM		RESPONSIBLE AGENCY										FUNDING SOURCE										SCHEDULE				
UD-1	Streetscape Improvement Plan	●						●	●	●					●										3 Years upon Plan Adoption *	
UD-2	Coordinated Public Policy	●	●					●	●	●					●											Ongoing *
UD-3	Phased Improvement Plan	●						●	●	●					●											1 Year upon Plan Adoption *
UD-4	Comprehensive Signage and Graphics Programs	●			●		●	●	●	●					●											3 Years upon Plan Adoption *
UD-5	Code Enforcement and Maintenance	●			●			●							●	●			●	●	●	●				Ongoing *

* As funding permits

URBAN DESIGN IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX UD

STATUTORY REQUIREMENTS

In addition to the above, the following elements shall be included in the Plan. The following elements shall be included in the Plan:

The Council shall not make any other decision or action on any other subject without the judgment of the legislative body, which is the ultimate responsibility of the county.

Huntington Beach's Historical and Cultural Element is part of the county's overall effort to preserve the county's history and culture. The element will have the same legal status as any of the county's other elements. The element is subject to the same rules and regulations as the other elements, such as internal consistency, and apply to the same extent.

TECHNICAL SYNOPSIS

A. HISTORIC RESOURCES

To best understand the importance of Huntington Beach's historic resources, it is necessary to examine the history and events that helped shape the community's built environment. Along with a brief historical understanding, the events and variations of Huntington Beach's and regional resources must also be examined. The overall history of the region is a history of the continued movement of the community, which includes migration and settlement, and the events affecting that history.

1. City History

The area that is now Huntington Beach was once a portion of a large land grant from the Spanish Governor of California, Juan Pablo, to one of his officers, Juan Manuel, in approximately 1760.

In 1814, following Mexico's independence from Spain, the original land grant, stretching from the ocean to the ocean, north was La Jolla (Hijos) and south was San Juan Capistrano. The grant was given to the nephew of the Viceroy, Antonio Gonzalez. The Viceroy's son, Antonio, called Rancho La Jolla, consisting of 21 square miles in California State, of which 10 are of the present. This area was located the area of Huntington Beach, Garden Grove, Westminster, and Fountain Valley. About 1840, a six square mile ranch to the southeast, Rancho La Jolla, was split off and granted to Juan Pablo.

In 1840, Abel Stearns acquired both San Juan and San Juan Capistrano, and he was the first land owner with power to the state. As a result of a series of events in 1847, Mr. Stearns created the first settlement, thereby founding the Orange Ranch Community.

Under the Stearns Ranch Company, the Huntington Beach area was considered valuable and paid for \$10 an acre because of the strongly thick, sugarcane water and with water. These sugarcane fields provided a source of food for the people and the area was known as "Orange Ranch" because it was the source of the sugarcane.

HISTORIC AND CULTURAL RESOURCES ELEMENT HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Historical and Cultural Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

TECHNICAL SYNOPSIS

A. HISTORIC RESOURCES

To best understand the importance of Huntington Beach's historic resources, it is necessary to examine the history and events that helped shape the community's built environment. Along with a basic historical understanding, the styles and variations of Huntington Beach's architectural resources must also be examined. The overall intent of this section is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future.

1. City History

The area that is now Huntington Beach came under European control as a portion of a large land grant from the Spanish Governor of California, Pedro Fages, to one of his soldiers, Jose Manuel Nieto, in approximately 1784.

In 1834, following Mexico's independence from Spain, the original land grant, stretching from the ocean by Newport Beach, north into La Habra Heights area and east into San Bernardino County, was split at the request of the Nieto heirs. Mexican Governor Jose Figueroa deeded a section called Rancho Las Bolsas, consisting of 21 square miles to Catarina Ruiz, a widow of one of the Nietos. This area later became the cities of Huntington Beach, Garden Grove, Westminster and Fountain Valley. Seven years later, a six square mile rancho to the northwest, Bolsa Chica, was split off and granted to Joaquin Ruiz.

In 1850, Abel Stearns acquired both Las Bolsas and Bolsa Chica Ranchos, making him the largest land and cattle owner in the state. As a result of a severe drought in 1867, Mr. Stearns sought financial assistance, thereby formulating the Stearns Rancho Company.

Under the Stearns Rancho Company, the Huntington Beach area was considered valueless and sold for \$5 to \$10 an acre because of the swampy thick vegetative areas and salt water marshes. These swampy willow thickets became a haven for fugitives and religious groups and was soon known as "Gospel Swamp" because it was used by early minister-settlers to preach the Gospel.

Colonel Robert Northam purchased the mesa from the Stearns Rancho Company and created the town of "Huntington Beach." Since the swamp surrounded the mesa most of the year, no railroads, bridges, nor roads linked the mesa to any existing community.

Philip Stanton formed a local syndicate in 1901 and purchased 1500 acres of Rancho Las Bolsas from Robert Northam for \$100,000. The group, organized as the West Coast Land Company, subdivided 40 acres along both sides of what is now known as Main Street, and called it "Pacific City." It was Stanton's dream to build a town on the Pacific coast that would rival the east coast's Atlantic City. As a result, water wells were drilled and streets were paved; Stanton realized the need for mass transportation and is reported to have persuaded Henry E. Huntington to bring the "red cars" to the City. The West Coast Land Company, reorganized, renaming itself the Huntington Beach Company and purchased additional land from Colonel Northam. The first electric passenger train came to Huntington Beach in 1904. The City name changed to Huntington Beach in approximately 1903 and incorporated in 1909 as a townsite with 3.57 square miles and a population of 915. The land value continued to remain low, and as a result, The Encyclopedia Americana Company purchased 10 acres (considered almost worthless), subdivided them into 2,500 square foot lots and gave them as a bonus when purchasing a set of encyclopedias.

Early Huntington Beach settlers discovered natural gas while drilling for water. In 1919, geologists influenced by the natural gas discoveries started exploratory oil drilling. Practically overnight, the small Huntington Beach town exploded with oil fever. Many of the poor families that were farming on 10 to 15 acres became overnight millionaires. Encyclopedia lot owners began receiving \$100 per month for their "worthless" properties. Standard Oil leased 500 acres of land from the Huntington Beach Company and drilled their first well in the northwest area of the City producing approximately 91 barrels a day. The second discovery well, Bolsa #1, was a large find with 2,000 barrels of oil pumped per day; the Bolsa Chica #1 discovery caused fortune hunters to flock to the City. The town suddenly grew from 1,500 to 5,000 people.

In 1926, the area between 8th Street and 23rd Street, was the focus of the second oil boom for Huntington Beach. Virtually every lot was turned into an oil lease with many existing houses and structures completely moved.

Although oil was the primary factor in Huntington Beach's economy, the City did not ignore the community's need for recreational and cultural opportunities. In 1921, the City purchased, from the Huntington Beach Company, a beach area from the pier to 9th Street for \$75,000.

Although most of Southern California experienced a housing boom after World War II, the rapid expansion had comparatively little effect on Huntington Beach since so much of the surrounding land was in active oil production or agricultural use. The original 1909 townsite consisting of 3.57 square miles remained much the same until the late 1950's annexations. From 1957 through 1960, Huntington Beach experienced its most rapid growth, increasing its size to 25 square miles as a result of 11 farmland annexations. Land values increased dramatically; as a result of an increased Orange County housing demand, outlying farms were sold and residential uses developed.

In recent years, much of the oil fields have been cleared and recycled for development. However, the oil industry is still a part of Huntington Beach's character and image.

2. Architectural Resources

Structures in Huntington Beach are comprised of a variety of architectural styles. These styles serve as a physical background to understanding the history and culture of the Huntington Beach area. The following describes predominant architectural styles that remain in Huntington Beach today.

a. Victorian (circa 1880-1901)

Queen Anne, Queen Anne Cottage, Shingle and Eastlake are all style variations on the Victorian theme that occur in Huntington Beach's residential structures.

Victorian, in American architecture, refers to styles that were popularized during the last decades of Britain's Queen Victoria's reign (1837-1901). The style introduced the use of lighter, two inch boards held together by wire nails. This constructional change freed houses from their traditional box-like shapes and permitted the simplification of corner construction and enabled wall extensions, overhangs, and irregular floor plans to occur. Victorian styles clearly reflect industrialization changes in their elaborate detailing and decorative components such as irregular elevations, frequently broken up by towers or bay windows and the exteriors decorated with spindles, fretwork, sawnwork and elaborate scrollwork.

Local examples include¹:

- Newland House, 19820 Beach Boulevard (Queen Anne)
- Helm-Worthy House, 126 Sixth Street (Eastlake)
- 223 Sixth Street (Shingle)

b. Colonial Revival/Neo-Classical Box (circa 1900-1912)

This revival of interest in the classical models dates from the World's Colombian Exposition held in Chicago in 1893. The expositions' planners mandated a classical theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended; soon these Neo-classical and Colonial Revival models became the latest fashion throughout the country.

These homes emphasize a rectangular volume with facades that show symmetrically balanced windows and a center door. Colonial Revival architecture typically accentuates the front door with a decorative crown supported by pilasters, or extended forward and supported by slender columns to form an entry porch.

Neo-Classical facades are dominated by full-height porches with a roof supported by classical columns. The one-story cottages that are the dominate Neo-Classical style observed in Huntington Beach typically have hipped roofs with prominent central dormers.

¹ Source: Thirtieth Street Architectural Survey, 1986

Local examples include:

- 326 7th Street (Neo-Classical)
- 428 7th Street (Colonial Revival)
- 321 5th Street (Colonial Revival)
- 702 11th Street (Colonial Revival)

c. Cottages/Bungalows (circa 1912-1940)

This category includes small, modest homes, beach cottages and California Bungalows. The word Bungalow can be traced to India, where in the 19th century, the British used it to describe a one story house with a high encircling porch. In California, the term is applied to houses that have similar characteristics but their design concepts derive from completely different antecedents. The California Bungalows drew much of their influence from the small-scale, one-story, Queen Anne-style cottages that were profusely built throughout California between 1880 and 1890. It was this basic form in which architects brought elements of the craftsman movement, the Stick Style and others into a very distinct American synthesis.

This style of homes primarily served as beach resort cottages and modest housing for those in Huntington Beach. Exterior wall surfaces are covered with board and batton clapboard or stucco. These houses are built of a single story with a porch or porches. Their windows are wood hung in either double-hung or casement.

Local examples include:

- 423 6th Street
- 617 7th Street
- 619 7th Street
- 713 Main Street
- 412 9th Street (Early Cottages)

d. Craftsman (circa 1905-1930)

The craftsman house is one of the few indigenous American styles inspired by the work of two Southern Californian brothers, Charles and Henry Greene. The theme of the craftsman construction emphasized function and beauty while utilizing local materials to blend with local landscapes. The craftsman style became increasingly popularized through various publications, and as result, a flood of pattern books offered plans for craftsman bungalows. It was through these mechanisms that the craftsman house quickly became the most popular and fashionable house style in the country.

The craftsman house features low pitched, gabled roofs which may be hipped with wide, unenclosed eave overhangs. Roof rafters are usually exposed with decorative beams or braces commonly added under the gables. Porches are either full or partial width with the roof supported by tapered square columns, which are frequently extended to the ground level.

Local examples include:

- Shank House, 204 5th Street
- 317 5th Street
- Griffith Apartments, 738-740 Main Street
- 715 Main Street

e. Spanish Colonial Revival (circa 1910-1940)

Domestic buildings of Spanish precedent built before 1920 are, for the most part, free adaptations of the mission style. Not until the Panama-California Exposition of 1915, held in San Diego, did the precise imitation of more elaborate Spanish prototypes received greater attention. The interpretations focused on the richness of Spanish precedents and architectural traditions that were observed throughout Latin America.

The style features low pitched roofs, usually with little or no overhang, and red tile roof coverings. The floor plans are typically informal with simple box-like shapes. Prominent arches are usually placed above the door, principle windows or just beneath the porch's roof. Wall surfaces are almost always stucco on an asymmetrical facade.

Local examples include:

- 111-115 7th Street
- 509 10th Street
- 828 11th Street
- 802 Main Street

f. Period Revival (circa 1900-1940)

This is a combination of revival styles with borrowed images from Mediterranean, English Tudor, Federal, Georgian, French Norman, Moorish and other styles. Many of these have roof lines with steep pitches to emphasize their style. The Mediterranean Revival homes feature stucco walls, parapets, tile roofs and arched doors or windows. Although distinctive from others in its purer form, elements of the Spanish or Mediterranean Revival styles are often mixed with other styles of this period. Window forms are generally casement or double-hung and the front door is often heavy wood in design. Most homes of this period do not have front porches.

Local examples include:

- 317 7th Street (English Tudor Revival)
- First Baptist Church, 401 6th Street (Gothic Revival)

g. 40's Tract (circa 1940-1950)

These homes marked the first development of tract homes within Huntington Beach. These ranch style homes generally have composition roofs and stucco clad exteriors. The windows are generally double-hung and are wood frame.

3. Historic Resources

Depicted on **Figure HCR-1** are the historical resources identified by the City, the Historical Resources Board (HRB), 1986 Downtown Historical Study and a windshield survey. The historic resources are specifically described in further detail in the following text.

The community's historical resources have been identified as significant structures and places by one of four sources, the HRB, a Historic Place by the National Register, Potential Historic Districts by the Downtown Survey, and/or a Local Landmark by the City of Huntington Beach City Council. The historical resources that have been identified are described below.

Listed here are specific terms that will be used in the following discussion of local resources.

National Register Historic District - A national listing of districts noted as significant for a list of items.

Conservation District - Useful in places where full historic district designations are not feasible. Established regulations govern the heights, scale and roof lines of new construction and additions with the intent of preserving the district's character.

Local Historic District - A City designated area of historical or cultural significance. The designation allows cities greater flexibility in determining the types of rehabilitation and infill to be permitted.

National Register of Historic Places - A register of sites, buildings, structures and objects, significant in American history, architecture, archaeology and culture.

a. **Significant Structures and Places**

The Historic Resources Board (HRB) for the City of Huntington Beach has generated a list of local landmarks considered to be of significant importance to the local community as shown on **Tables HCR-1 and HCR-2**. The HRB functions solely as an advisory board to the City Council on historical issues and programs.

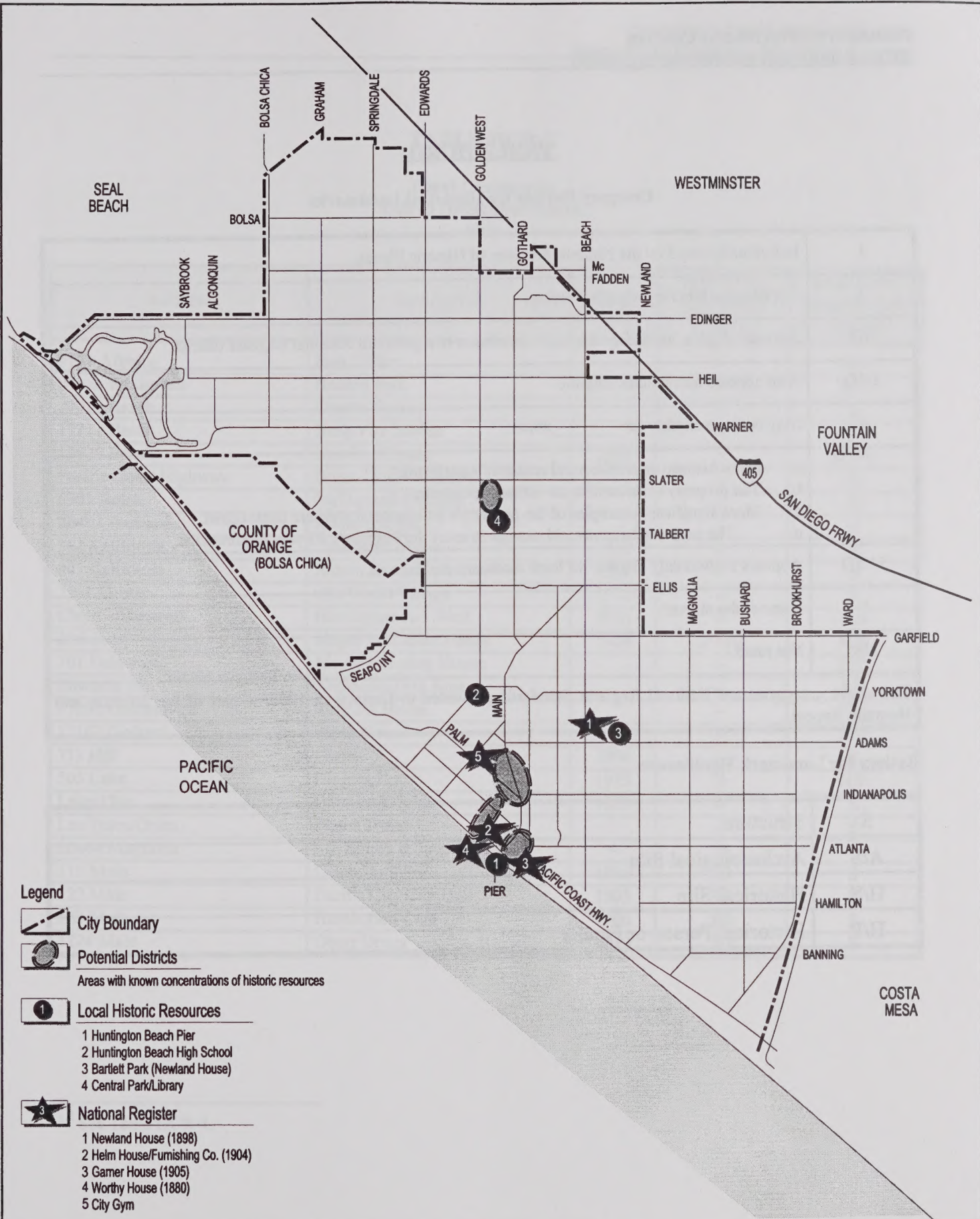
The significance of a structure or a place is based upon its overall contribution to the community by either its historical, age, cultural, social, or visual function(s). It is the intention of the HRB to place these structures and places on a City listing for protection and/or preservation of the landmark's size, scale, design and/or function. **Table HCR-1** represents the rating system devised by the Department of the Interior and **Table HCR-2** is the HRB's list of local landmarks.

b. **National Register of Historic Places**

The City currently has five historic structures that have gained status on the National Register of Federal Historic Places. These historic places as shown on **Plates HCR-1 and HCR-2** are:

City Gym and Plunge - 1600 Palm Avenue

The City Gym and Plunge was added to the register in 1993. The structure was built in 1931 and is still used for its original purpose as a gymnasium and pool facility.



HISTORICAL RESOURCES

CITY OF HUNTINGTON BEACH GENERAL PLAN

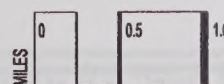


FIGURE **HCR-1**

TABLE HCR-1

Category Ratings for Historical Landmarks

1	Individually listed on the National Register of Historic Places.
3	Appears eligible for individual listing.
3D	Appears eligible for listing only as a contributor to a potential National Register district.
3/3D	Also appears individually eligible.
4	May become eligible for _____ when:
	a. More historic or architectural research is performed. b. The property is restored to an earlier appearance. c. More significant examples of the property's architectural style are demolished. d. The property becomes old enough to meet the Register's 50-year requirement.
5*/5D	Appears individually eligible for local landmark designation.
6	None of the above.
NR	Not rated.
The above categories are National Register Standards presented to Council in 1988 as part of the Johnson and Humann Report.	

Ratings for Landmark Significance

S	Structure
A/S	Archaeological Site
H/S	Historical Site
H/P	Historical Person or Family

TABLE HCR-2

**Local Landmarks
City of Huntington Beach
1991**

Address	Description	Date	Historical Landmark Rating ²	Landmark Significance Rating*
9151 Atlanta	Post Office		--	H/P
Beach Boulevard	Bartlett Park		--	A/S
17011 Beach	Charter Center		--	S
17211 Beach	Early Fire Station		--	S
19820 Beach	Newland House	1898	1	S-H/P
Pacific Coast Highway	Bolsa Chica Wetlands		--	S
5301 Bolsa	McDonnall-Douglas		--	S
20491 Bushard	House and Barn		--	S
301 California	Craftsman House	1910	--	S
801 California	Brown House/Tower	1927	--	S
7561 Center	Old World Village	1978	--	S
Clay/Goldenwest	Huntington A-1 Well	1920	--	H/S
216 Crest	Mayor McCallen House	1928	5*/3D	H/P
701 Delaware	Mayor Manning House		--	H/P
Edwards Hill	Archaeological Area		--	A/S
17292 Goldenwest	Stricklin House		--	H/P
17162 Gothard	Slater House		--	H/P
713 Hill	House	1906	--	S
505 Lake	Higgins House	1915	5	H/P
Lake/11th	Lake Park Cabin	1923	--	S
Los Potos/Orian	Water Tower		--	S
20444 Magnolia	Sts. Simon & Jude Church	--	S	
115 Main	Olson Building	1916	3D	S
122 Main	Pacific City City Hall	1903	3D	S
123 Main	Huntington Cafe	1906	3D	S
1224 Main	Obarr Drugs	1910	3D	S

² See Table HCR-1.

TABLE HR-2 (cont.)

Address	Description	Date	Historical Landmark Rating*	Landmark Significance Rating*
126 Main	Standard Market	1928	3D	S
205 Main	H.B. News	1904	3D	S
207 Main	Princess Theatre	1910	3D	S
213 Main	H.B. Sheet Metal	1919	3D	S
217 Main	Pioneer Feed & Fuel	1904	3D	S
525 Main	Main Street Library	1951	--	S
610 Main	Terry's Garage	1933	3D	S
Main/11th	Circle Park	1905	--	H/S
Main Street	Wesley Park Section		3D	S
1905 Main	Huntington Beach High	1926	3	S
2000 Main	H.B. City Hall	1974	--	S
2111 Main	Seacliff Village		--	S
21730 Newland	Edison Plant		--	S
Old Pirate Lane	Graham House		--	H/P
316 Olive	U.S. Post Office	1936	3/3D	S
411 Olive	Dr. Hawes Medical Blvd.	1936	3D	H/P
114 PCH	Garner House	1905	3	S
319 PCH	H.B. Pier			S
414-416 PCH	H.B. Company/ Telephone Exchang	3D	S	
16400 PCH	Peter's Landing		--	S
21100 PCH	Waterfont Hilton	1990	--	S
1502 Palm	Dwyer School	1933	3	S
1600 Palm	H.B. Gym & Plunge	1931	3	S
Clay/Yorktown	Reservoir Hill		--	A/S
16400 Springdale	St. Bonaventure		--	S

TABLE HR-2 (cont.)

Address	Description	Date	Historical Landmark Rating*	Landmark Significance Rating*
7111 Talbert	Central Park Library		--	S
412-414 Walnut	Dr. Shank Commercial	1920's	--	S
513-519 Walnut	Helms House Furnishing Co.	1904	3D	S
5203 Warner	Meadowlark Site		1/3D	S-H/P
7360-7386 Warner	Warner Baptist Church	1906	--	A/S
7622 Warner	Japanese Church		--	S
7642 Warner	Furuta House		--	S
Warner/B Street	Edison Substation		--	H/P
333 Yorktown	Northam House		5	S
303 3rd	Young Building	1923	5*/3D	S
310 3rd	1880's House		5	S
204 5th	Shank House	1912	3/3D	S
218-220 5th	City Hall/Jail	1918	4/3D	S
311 5th	Zigzag Modern	1930's	5	S
317 5th	Craftsman Bungalow	1910	5*	S
321 5th	Colonial Revival	1905	5*	S
126 6th	Helm/Worthy House	1880's	1	S-H/P
410 6th	Baptist Church	1906	4	S
111-115 7th	Spanish Colonial	1910's	5	S
127 7th	Bungalow Court	1925	5	S
401-403 7th	Craftsman Apartments	1920	5*	S
428 7th	Neo-Classical House	1910	5*	S
301 8th	Period Revival Church	1928	5*	S
421 8th	Hotel Evangeline	1906	3	S
211 9th	Victoria Eastlake	1906	5	S
321 10th	St. Mary's Church	1910	5*	S
403 10th	Judge Warner House	1907	5	S-H/P
420 10th	Woman's Clubhouse	1916	4	S



Newland House (1898)

- 19820 Beach Blvd.



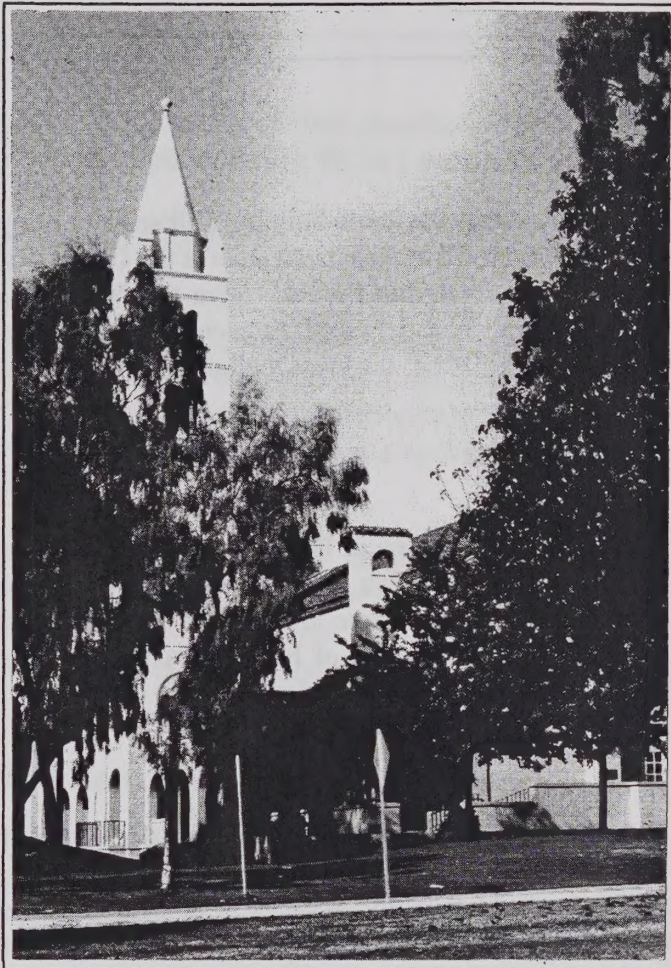
**Helm House Furnishing
Co. Helm-Worthy House
(1904)**

- 5/3 - 5/9 Walnut Ave.
- 126 Sixth St.



Garner House (1905)

- 114 Pacific Coast Hwy.



Local Landmarks

Selected Buildings such as this one on the Huntington Beach High School campus, have been given a local city landmark designation.



Bartlett Park

Created to provide a preservation home for community historic structures subject to demolition. Insufficient funds have prevented total relocation at a permanent location.

HISTORIC RESOURCES

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE **HCR-2**

Newland House - 19820 Beach Boulevard

On a high bluff overlooking the lowlands of Huntington Beach stands the home built by William and Mary Newland in 1898. The white frame house located on Beach Boulevard at Adams Avenue is the City's best preserved and most historically significant example of the late Victorian period. Here the Newland's resided for 54 years, established a large, highly productive ranch and helped to pioneer the City of Huntington Beach through their contributions in the fields of education, business, community and social service.

Helm House Furnishing Company - 513-519 Walnut Avenue

Constructed in 1904, the building is the only pre-1910 commercial building in Huntington Beach to retain its original architectural integrity. It is the last Western Falsefront building in south and central Orange County. Mr. Helm moved to Huntington Beach in 1903 and built this structure to begin his business. Mr. Helm, the town's 4th mayor, contributed much to the early settlement years of Huntington Beach. The structure is in excellent condition located on its original site (near the corner of Walnut and 6th).

Helm-Worthy House - 126 Sixth Street

The Helm-Worthy House is estimated to have been built about 1880. This modified Queen Anne is one of the finest pre-incorporation era houses in Huntington Beach. Moved from its original site in Santa Ana in 1903, the house retains much of its historic integrity. The house's significance is promulgated by its association with prominent persons who helped shape Huntington Beach's history, as a good example of pre-1900 architecture, and its place in the broad patterns of the City's history. The Helm-Worthy house, which sits adjacent to the Helm House Furnishing Company, was placed on the National Register in 1987. The Helm-Worthy House is listed with the Helm House Furnishing Company on the National Register.

Garner House - 114 Pacific Coast Highway

The Garner House, constructed in 1905, is a fine example of coastal architecture in a Craftsman Bungalow style. It features a deeply bellcast gabled roof with front-facing gable features. This building was listed on the National Register of Historic Places in 1982.

c. Potential National Landmarks

The City's downtown historic survey of 1986 identified 103 structures that are considered to be potentially eligible for listing on the National Register. Among the 103 identified in the survey report, eleven buildings in the commercial core and immediate adjacent areas are potentially eligible due to their architectural character. Although the survey only included the downtown area, there is a high probability that areas not studied are also potentially eligible. Since the date of the survey, many potential national landmarks have been torn down. Please see a discussion in Section "e" below.

d. Potential Historic/Conservation Districts

Generally termed as historic district, these collections of buildings maintain a feeling and association of the past by their internal coherence and integrity. In other words, the buildings relate to one another in the same way that they did originally.

The Historic Survey of 1986 identified three (3) potential historic districts within the downtown area. They are as depicted on **Figure HCR-1** and are discussed below.

Main Street/Downtown

The Main Street Historic District incorporates the 200 block of Main, the 200 and 300 blocks of Fifth Street and cross street buildings on Olive Avenue between Third and Fifth Streets. This district includes both commercial and residential buildings and reflects the early small town development of the City. The Main Street District includes approximately 22 pre-1940 buildings of which ten are rated as contributing or significant buildings. Another nine buildings are possible contributors if existing non-historic remodelings are reversed.

Although the district is no longer eligible for National Register consideration because of the extreme modifications and demolitions which have recently occurred, preservation efforts within the City's core can provide a strong focal point for the community. Since the proposed historic district is within the City's Redevelopment area, programs of low interest loans or grants may be feasible to encourage owners to upgrade and preserve the integrity of their buildings.

Ninth Street Area

The Ninth Street Historic District incorporates the 300, 400, and 500 blocks of Ninth Street from numbers 310 to 511. This residential district includes mostly small Craftsman and Spanish Colonial Revival houses built in the 1910's and 1920's, which represent typical worker's cottages in the City's early development.

Wesley Park

The Wesley Park Historic District incorporates an irregular boundary focused primarily on the 200 block of Main Street and the 200 and 300 blocks of Crest Avenue. Also included are adjacent areas such as the 600 and 700 blocks of 7th and 8th Streets, areas on 11th Street across from Farquar Park, and the east side of Main Street up to Tenth Avenue. This area includes many of the City's early homes which were moved to Wesley Park after the 1926 town lot oil boom. Many of the most significant historic residential buildings remaining in the City are located within this area.

e. Vulnerability to Change

Since the historic survey was completed for downtown Huntington Beach in 1985, a significant number of Huntington Beach's historical resources have been destroyed and/or demolished. Of the three potential historic districts identified by the 1986 survey, two are no longer eligible for National districts as a result of subsequent demolitions and renovations.

The downtown historic resources are extremely vulnerable to change. The commercial areas, specifically Main Street, are experiencing extreme development pressures to intensify their land uses due to escalating land values.

Older residential areas are also experiencing an increased intensification of development. Much of the one-story beach cottage character of downtown has changed to larger three-story beach houses. With the development activity occurring in areas of the City with significant historical resources, the City must decide the importance of these resources and what direction should be taken to preserve those elements critical to the character of the City, either onsite or through a historic relocation program.

The Downtown Specific Plan calls for the creation of a mixed use/commercial intensity use along Main Street and Pacific Coast Highway. The zoning allows commercial uses to be three to six stories high, thus applying significant development pressure on smaller, older structures in the vicinity. Secondly, the plan identified over 50 percent of the structures in the study area as seismically unstable, stating they must ultimately be improved to meet seismic standards or be demolished.

f. Availability of Funds

Insufficient funds presently exist for the adequate preservation and/or relocation of significant historical resources within Huntington Beach. The activities of the Huntington Beach Historical Society are predominantly funded through private donations and local volunteers. The Historical Society utilizes most of its time and resources to support the operations and maintenance of the Newland House.

A location needs to be provided for relocated historical structures. Limited funds were available for moving a few homes to Bartlett Park, however, insufficient funds have prevented relocation of all structures and the park has suffered from vandalism.

B. CULTURAL RESOURCES

1. Introduction

Over the past twenty years, the City has made great strides in addressing the provision of arts and cultural services to residents and visitors. A Cultural Master Plan was adopted in 1994 guiding the development of cultural services and facilities. In addition, the City has begun to develop the cultural infrastructure that can provide the range of services residents require. While the cultural life of Huntington Beach is quite active, the addition of the new wing of the Huntington Beach Public Library and Cultural Center and the imminent opening of the Huntington Beach Arts Center lend a new, high visibility focus for culture that will have an impact on residents and the entire region. This strengthened activity relating to arts and culture is a result of the local residents' desire for a higher profile for arts and cultural activity.

The city is a composite of identities - "surf", "oil", environmentalism, multiple histories of indigenous inhabitants, agriculture, revival meetings, rail and other transportation links. All these serve as the building blocks of an exciting and vibrant cultural context offering much to residents and visitors.

The revitalization of Main Street and its cultural amenities has brought a new image and vitality to downtown Huntington Beach. This area has an assortment of historic structures that enhance a sense of history for both resident and visitor and provide the foundation for a strong community image.

2. Existing Conditions

a. Cultural Facilities, Artists, and Arts Groups

There are a number of cultural facilities in Huntington Beach, including multi-faceted visual and performing arts spaces, historic sites, and outdoor facilities. With the recently opened annex to the Huntington Beach Public Library and Cultural Center and the anticipated opening of the Huntington Beach Arts Center in 1994, cultural activities in Huntington Beach will have a strong and visible presence.

The vitality of the artists and arts groups comprise an active and focused cultural scene in the city. Although there are few large or highly structured arts and cultural organizations in Huntington Beach, there is a core of local artists, both professional and amateur, as well as many arts groups that are conducting a wide array of high-quality programs:

- The soon-to-be opened Huntington Beach Arts Center is a community arts facility that will provide local citizens and a regional audience with opportunities for exposure to and involvement in the visual arts. It will have three gallery spaces, a studio, classrooms, meeting rooms, and a bookstore and gift shop;
- The City's Parks and Recreation program includes arts and crafts classes held in parks and community centers throughout the city;
- The Huntington Beach Public Library and Cultural Center, with its new wing devoted to children, also includes a 300-seat theater, several meeting and classrooms.
- The Huntington Beach Playhouse is a thirty-year old community theater now performing in the new theater at the library. The group presents 16 performances of six shows during the year as well as an outdoor Shakespeare series in Huntington Central Park and a children's Christmas program;
- The Newland House Museum is a showcase of local history operated by the Historical Society and the city. In addition to exhibition space in its restored building and barn, there is outdoor space for additional exhibits and special events in the area between the house and barn;
- The International Surfing Museum opened in its first location in 1988 and is presently in a 2,000 square foot renovated space in the downtown. Plans to build a new, state-of-the-art museum facility are currently developed, and funding is being sought. A "Surfing Walk of Fame" is being established and has received much attention in the international surfing community;
- Golden West College has a wide range of cultural facilities and active instructional programs in the arts with an emphasis on both traditional and electronic forms of most artistic media. Its program of theater production currently includes about 40 percent non-student actors;
- The Huntington Harbour Philharmonic Committee has an active program of fund-raising for the Orange County Performing Arts Center. In addition, the Committee provides a range of programs for public school children, including in-school programs and bus trips to the Performing Arts Center;
- The Huntington Beach Concert Band performs in venues around Orange County. With about seventy-five members, half of whom are from Huntington Beach, the band has played at City Council meetings, ground-breakings, concerts in Huntington Central Park, and other locations. It is the only band of its type in Orange County not supported by a school district;

- The School for the Performing Arts at Huntington Beach High School currently has an enrollment of approximately three hundred students and offers classes in dance, theater, music, and television production; and
- A wide range of other groups, including the Arts Associates and the Huntington Beach Art League, are also active in the community. Many arts and historic groups in the city function on a volunteer basis, without paid staff or permanent facilities. Artists have generally not been able to work in the city, primarily because of the cost of renting space and the lack of professional venues in which to exhibit and perform their work.

b. Resources for Arts Education

The quality of arts education in Huntington Beach depends in large measure on the particular school and school district that a child attends. In part, because there are four school districts in the city, the range and quality of offerings vary.

Elementary and middle schools rely on classroom teachers to integrate the arts (as a teaching tool) into the curriculum. Middle schools' visual arts, music, band and choir specialists are shared within districts. All four high schools have basic instruction in some of the performing arts (generally, some combination of choir, band, drama, and dance) with faculty shared among them. Each school has visual arts programs that are run by two visual arts specialists. The School for the Performing Arts at the Huntington Beach High School was established to provide advanced performing arts classes and ensembles at the high school level. It offers a wide array of arts experiences to students citywide.

While the primary opportunity for providing arts education experiences for children lies with the public schools, there are additional opportunities directed toward children and older residents. The City has several programs that have an impact on arts and cultural education.

The City's HBTB Channel 3 offers a talk show about the arts. The new Huntington Beach Arts Center will offer interpretive programs, school tours, and workshops in various media, disciplines and issues. The Recreation, Beaches, and Development Division of the Community Services Department offers extensive classes in centers throughout the city, although there are relatively few classes in visual and performing arts. Few, if any, classes are offered for teens and adults. Classes for children include some crafts and dance.

The Huntington Beach Public Library and Cultural Center offers a range of cultural programs. There is a new children's wing, but because of budgetary constraints, the amount of cultural programming is limited. Rental fees for using the facilities are out of range for smaller cultural groups.

Nonprofit arts and cultural groups in Huntington Beach have played an important role in providing educational opportunities for school children. Among the activities that have been provided are:

- The Huntington Harbour Philharmonic Committee, in addition to raising money for the Orange County Performing Arts Center, coordinates field trips to the center for a variety of tours and performances. They also bring ensembles into the schools for assemblies that can include performance and demonstrations of instruments. They sponsor the "Music Mobile" which travels to elementary schools to introduce third graders to musical instruments;

- The Newland House Museum offers tours of its facility to schools, primarily third and fourth graders who are studying local and California history. In addition, the Historical Society offers special 2 hour tours of the facility; and
- The Japan America Society has developed a cultural program for schools, building on the Sister City Program.

c. The Role of the Cultural Services Division & Advisory Board of the City of Huntington Beach

The Cultural Services Division is responsible for an array of activities, including oversight of construction and program development for the new Huntington Beach Arts Center and overseeing historic and cultural programs in the community. At the present time, its primary roles are that of manager of many of the city's existing arts programs and presenter of visual arts activities. There are other roles of the division, including serving as a "catalyst" to assist local arts groups in promotion, location space, fund-raising for cultural projects, and capital project oversight.

The Allied Arts Board is designated to advise City Council on all matters pertaining to the arts in Huntington Beach. It was responsible for developing the initial ten-year plan for cultural activities that led to the establishment of the Cultural Services Division as well as other important milestones in the development of the cultural life of the city. Along with the Historic Resources Board (which oversees historic programs and activities), the Allied Arts Board, in its role as advisor to the City Council, can, among other things, study and interpret the needs of the community for cultural programs and facilities; recommend cultural policy on such matters as programming, facilities, and funding; assist local arts groups to better fulfill their missions; and encourage individuals, civic groups, and businesses to support arts and culture with time, money, and in-kind services.

The master plan provides an overview of key issues and a "vision statement" for culture in the city. It presents a series of recommendations on the priorities for culture, addresses the role of the Cultural Services Division, identifies the necessary resources to realize the goals articulated through the recommendations, and describes steps toward implementation by the city and arts advocates and organizations.

d. Funding for the Arts and Culture

Huntington Beach has been generous in its support of arts and cultural activities. The recent history of private sector financial support for the Huntington Beach Arts Center, as well as the city's funding of the Cultural Services Division over the past eight years, indicate a trend of increased support.

Huntington Beach has some very effective, private-sector fund-raising initiatives. The Huntington Harbour Philharmonic Committee raises money, some of which goes to support local educational experiences for children around certain types of music. The Huntington Beach Arts Center Foundation has raised significant sums of money in support of the construction and programming at the Huntington Beach Arts Center, some of which will involve educational programs for children. Fund-raising in Huntington Beach has historically been focused on "bricks and mortar" capital funding.

The downtown and the Pacific coast areas have been designated as “visitor serving” in the General Plan. The City is committed to developing destination attractions and activities in those areas, most of which are seen to be related to arts and culture. These attractions and activities include the Huntington Beach Arts Center, the planned Celebration Plaza, arts and craft fairs and festivals, and concerts in Pier Plaza and Huntington Beach Central Park Amphitheater. These attractions are bringing visitor dollars to the targeted areas, increasing foot traffic and bringing consumers that increase retail sales.

e. Urban Design, Aesthetics, and Public Art

While the City and the various community groups have taken action to develop a pleasing urban environment, the visual appeal and feel of the city remain key concerns for many residents. Residents would like to see a concerted effort undertaken to improve this important aspect of the community. Issues regarding landscape and plant selection, hardscape design, building materials, public space allocation and the inclusion of public arts are but a few of the issues raised.

ISSUES

1. A citywide inventory of historic resources has never been conducted. A historic inventory would help identify all structures and sites critical to the overall historic character of the community. *(HCR 1.1.1)*
2. The City has given local landmark designation to some historically significant structures, however no standards, requirements or guidelines have been created to preserve or protect them. *(HCR 1.1.4, HCR 1.2.2, HCR 1.2.3, HCR 1.2.4, and HCR 1.3.7)*
3. In the event that historical structures are unable to remain at their current sites, the City should establish a relocation site or “historical park.” *(HCR 1.2.1, and HCR 1.2.3)*
4. Downtown commercial and residential areas are experiencing extreme development pressures to intensify their land uses. No guidelines exist to protect and/or restore the historic character of these older areas. As a result, older structures are being demolished for the construction of new buildings. The City is losing the historic character of the area. *(HCR 1.1.3, HCR 1.1.4, HCR 1.2.1, HCR 1.2.3, HCR 1.2.4, HCR 1.3.3, HCR 1.3.4, HCR 1.3.6, and HCR 1.3.7)*
5. Adaptive reuse has been underutilized and should be promoted. *(HCR 1.3.6)*
6. The City’s per capita income and education levels are among the highest in the nation. These demographics suggest a population likely to have high expectations for services, particularly in the area of arts and cultural activities. *(HCR 2.2.1, and HCR 3.2.2)*
7. Most of the support for arts and culture has come from a relatively narrow spectrum of Huntington Beach residents. The percentages of younger families, children and youth, and the populations of Latino and Asian residents are increasing. As a result, the mix of arts and cultural programming will have to be designed to meet the needs of a demographically diverse audience. Much of the thrust of the Cultural Master Plan involves recognizing the necessity to reach new constituencies, to broaden the programming offered and to identify new sources of financial and political support for the full range of cultural activities. *(HCR 2.2.1 and HCR 3.2.2)*
8. One of the major problems facing cultural and historic groups is the difficulty in obtaining information about access to facilities and financial resources. While the Cultural Services Division has an extensive collection of publications on arts issues, historic services, and fund-raising, access to that information is limited. *(HCR 2.1.1 and HCR 2.2.2)*

9. There is a lack of a ready means of communication within the arts community. It will be important to develop mechanisms to address this need for better communication, to allow for more effective sharing of information among artists and groups, and to inform a wider public of cultural activities in the arts community. (*HCR 2.1.1 and HCR 2.2.2*)
10. The ability of small, volunteer cultural/historic groups to handle the managerial aspects of their operations is often limited. This is partly due to a lack of sufficient time or grounding in business, space development, and tenant/landlord skills. (*HCR 2.1.2*)
11. Recently constructed arts facilities will require time to become fully operational and their impact on the cultural community is necessarily difficult to assess. Additional cultural facilities will ultimately be required to address the full range of community needs. (*HCR 5.2.2*)
12. Examples of currently underutilized performing arts facilities are:
 - Golden West College has a large amphitheater with seating for about 1,000; it is only minimally used. It would require stage and technical support improvements to make it more useful;
 - The Huntington Beach High School Auditorium, seating about 700, is heavily utilized during the school year; however, it is available during the summer months and might be more fully utilized then. Rehabilitation work is needed for the facility to function more effectively for school and community use;
 - The Huntington Beach Public Library and Cultural Center's utility for arts and cultural groups is presently limited by the lack of staff available for programming and the relatively high rental fees charged to arts and cultural groups for their use;
 - The grounds of the Newland House Museum and Newland Barn could be used for additional cultural and/or historic programming. However, the lack of space for collections and archives warrants the development of a local museum centrally located; and
 - Existing theatrical spaces are heavily used, so it is clear that there is interest in theater. However, there is little performing space available for programming smaller bilingual, multi-cultural performances and experimental productions. Renovation of outdoor amphitheaters in city parks is needed to allow for a broader range of programming, increased use by local organizations and increased safety and comfort of audiences. (*HCR 5.1.1, HCR 5.1.2, and HCR 5.2.2*)
13. Providing opportunities for artists to live and work in Huntington Beach is important to the long-term growth of the city's cultural life. There are no affordable artists' spaces for living and working in Huntington Beach in lower cost space in industrial and/or business parks outside of the downtown core or vacant downtown buildings. (*HCR 5.2.4*)
14. There is a need for outdoor interpretive centers to address several aspects of the city's history, notably the Bolsa Chica wetlands and the Native American populations. (*HCR 5.1.1*)
15. While the City is not responsible as the lead public entity to provide arts programs for school age children and youth, it has been a strong advocate for increased attention in this area. The public schools in Huntington Beach have cut back programming in arts education in order to address severe budget problems. The issue of lack of access to arts training and appreciation course has affected other curriculum efforts to enhance learning in the classroom, to improve school attendance, and to enhance the self-esteem of students, particularly youth at risk. (*HCR 4.1.2*)

16. Currently, there is no one coordinating or fostering long-term relationships between professional artists and the public schools. In the elementary schools, for example, programs are either enrichment assemblies or field trips or are provided by classroom teachers rather than professional artists. (*HCR 4.1.2*)
17. Because of the music education programming of the Huntington Harbour Philharmonic Committee and its fund-raising to support those programs, the City's students have access to a range of musical experiences. But, while activities in this discipline are provided on a consistent basis, others (in particular, drama and the visual arts) are not, unless they are offered on an ad hoc basis by particular teachers or parents. (*HCR 4.1.2*)
18. Without comprehensive funding for arts and culture in all parts of the city, it is very difficult to equitably address the needs of the community. A current priority is the need of the Huntington Beach Arts Center to get its programming in place and develop a secure base of endowed support. (*HCR 5.1.2 and HCR 5.2.3*)
19. The City has been very supportive of cultural activities, responding to impressive community support and fund-raising; yet these very programs are expected to fulfill a no-net-cost requirement. The Cultural Services Division is designated as the City's local arts agency and, as a result, is eligible for significant funding available through state and federal sources to such agencies. (*HCR 5.2.3 and HCR 5.1.4*)
20. The visitor industry is seeking ways to promote Huntington Beach as a destination. While it is unlikely at the current time that the City's arts groups will be a primary reason for a visit, they certainly can contribute to a lengthened stay. The potential for cultural tourism may provide opportunity for additional funding partnerships. (*HCR 5.2.1*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Historic and Cultural Resources in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Historic and Cultural Implementation Matrix.

Historical Resources

Goal

HCR 1

To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

Objective

HCR 1.1

Ensure that all the City's historically and archaeologically significant resources are identified and protected.

Policies

HCR 1.1.1

Identify all the historically and archaeologically significant resources in Huntington Beach. (*I-HCR 1*)

HCR 1.1.2

Consider the designation of any historically significant public trees, archaeological sites, or structural sites or areas deemed to be of historical, archaeological, or cultural significance as a Huntington Beach City Historical Point, Site or District. (*I-HCR 1*, and *I-HCR 2*, *I-HCR 3*,)

HCR 1.1.3

Consider establishing a historic overlay for historic structures throughout the City. The overlay should be structured to allow the underlying land use to continue through the reuse of the historic structure. (*I-HCR 1*, *I-HCR 3*, *I-HCR 5*, and *LU 15.3.1*)

HCR 1.1.4

Consider recording the importance of oil history in the City's development. (*I-HCR 1*)

Objective

HCR 1.2

Ensure that the City ordinances, programs, and policies create an environment which fosters preservation, rehabilitation, and sound maintenance of historic and archaeological resources.

Policies

HCR 1.2.1

Utilize the Secretary of Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity. (*I-HCR 1*, *I-HCR 3*, and *I-HCR 5*)

HCR 1.2.2

Encourage new development to be compatible with adjacent existing historic structures in terms of scale, massing, building materials and general architectural treatment. (*I-HCR 6*)

HCR 1.2.3

Investigate the appropriateness of expanding the "receiver site" program. (*I-HCR 1*)

HCR 1.2.4

Investigate the feasibility of initiating an "adopt a building" program to preserve historic structures that would be removed from their sites. (*I-HCR 1*)

Objective

HCR 1.3

Consider the provision of incentives (strategies, assistance, and regulations) for the maintenance and/or enhancement of privately owned historic properties in a manner that will conserve the integrity of such resources in the best possible condition.

Policies

HCR 1.3.1

Encourage owners of eligible historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act. (*I-HCR 1*)

HCR 1.3.2

Consider the waiver of building permit fees for owners of small properties with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s) only if rehabilitated in accordance with established historic preservation guidelines. (*I-HCR 1*)

HCR 1.3.3

Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if rehabilitated in accordance with established historic preservation guidelines. (*I-HCR 1*)

HCR 1.3.4

Provide appropriate technical advice to private property owners seeking to restore historically significant structures. (*I-HCR 1*)

HCR 1.3.5

Advocate that local lending institutions provide appropriate financing for the rehabilitation and restoration of historically significant structures. (*I-HCR 7*)

HCR 1.3.6

Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses. (*I-HCR 1*)

HCR 1.3.7

Explore alternatives that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Deviation to setbacks, heights and parking requirements should be considered to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (*I-HCR 1 and I-HCR 6*)

Objective

HCR 1.4

Promote public education and awareness of the unique history of the Huntington Beach area and community involvement in its retention and preservation.

Policies

HCR 1.4.1

Encourage the promotion of the City's historic resources in visitor and tourist oriented brochures. (*I-HCR 8*)

HCR 1.4.2

Promote community awareness of historic preservation through Huntington Beach's appointed and elected officials, the Community Services Department, the Library Services Department, and local organizations. (*I-HCR 8*)

HCR 1.4.3

Encourage the involvement of the local schools and Goldenwest College in preservation programs and activities. (*I-HCR 8*)

HCR 1.4.4

Consider Combining sites containing historic features (interpretive centers) with recreational learning opportunities. (*I-HCR 9*)

HCR 1.4.5

Encourage the provision of uses that are conducive to public use and education in historic structures. (*I-HCR 1, and I-HCR 4*)

Cultural Resources

Goal

HCR 2

Develop avenues for communication and participation in arts and cultural activities and programming to bring together diverse segments of the community.

Objective

HCR 2.1

Improve access to arts and cultural activity for all residents and assist in networking information of cultural activities.

Policies

HCR 2.1.1

Assist cultural groups in networking and bringing artists and arts organizations together. (*I-HCR 10 and I-HCR 12*)

HCR 2.1.2

Provide technical assistance to historic, cultural groups and artists. (*I-HCR 11*)

Objective

HCR 2.2

Raise the community's awareness of the full range of arts, history, and culture available in Huntington Beach.

Policies

HCR 2.2.1

Provide opportunities for increased exposure for arts and cultural activities throughout the city. (*I-HCR 12 and I-HCR 13*)

HCR 2.2.2

Facilitate networking between arts and cultural groups and the general public. (*I-HCR 12 and I-HCR 13*)

Goal

HCR 3

Highlight the City's unique cultural heritage and enhance its visual appeal.

Objective

HCR 3.1

Promote a high standard of visual quality of art, architecture and landscape architecture in the public realm.

Policies

HCR 3.1.1

Increase community representation and input into the decision making about arts and culture. (*I-HCR 1, U..D. 1.4.1, and I-UD 5*)

HCR 3.1.2

Consider that individuals advising the City on cultural, urban and visual design issues have a background in architecture, urban design, or fine arts. (*I-HCR 1 and U.D. 1.4.1*)

HCR 3.1.3

Encourage urban design and public art projects to enhance the image of the City and foster a sense of place. (*I-HCR 1, I-HCR 14, and U.D. 1.4.1*)

Objective

HCR 3.2

Clarify and highlight the cultural heritage and identities of Huntington Beach for residents and visitors.

Policies

HCR 3.2.1

Preserve and reuse historically significant structures, where feasible. (*I-HCR 3 and I-HCR 7*)

HCR 3.2.2

Consider providing educational opportunities that focus on the City's cultural history. (*I-HCR 1, I-HCR 3, and I-HCR 8*)

Goal

HCR 4

Expand opportunities for the City's children to receive quality experiences of arts and culture.

Objective

HCR 4.1

Strive for a full range of performing and visual arts, educational programming and experiences to children throughout the city.

Policies

HCR 4.1.1

Seek support for arts education. (*I-HCR 8*)

HCR 4.1.2

Strive to broaden cultural opportunities for children. (*I-HCR 8*)

Goal

HCR 5

Establish a wide range of arts and cultural programs and facilities that address the needs and interest of residents, workers, and visitors.

Objective

HCR 5.1

Ensure adequate facilities, staff, and funding for all city provided arts programs.

Policies

HCR 5.1.1

Assure that existing cultural facilities in Huntington Beach are used effectively. (*I-HCR 8 and I-HCR 12*)

HCR 5.1.2

Advocate partnership agreements for capital projects. (*I-HCR 1, I-HCR 8, I-HCR 10, and I-HCR 12*)

HCR 5.1.3

Identify and consider the interests of the community while planning new cultural facilities. (*I-HCR 8, I-HCR 10, and I-HCR 12*)

HCR 5.1.4

Consider a permanent funding mechanism to support the local art agency. (*I-HCR 13*)

Objective

HCR 5.2

Facilitate the growth of the arts and cultural community.

Policies

HCR 5.2.1

Encourage the participation of new audiences for arts and cultural activities. (*I-HCR 8, I-HCR 13, and I-HCR 16*)

HCR 5.2.2

Coordinate and cooperate with other city departments and interest groups with the planning for existing and new public cultural amenities. (*I-HCR 17*)

HCR 5.2.3

Assist in the development of partnerships among arts groups and the business community. (*I-HCR 8 and I-HCR 12*)

HCR 5.2.4

Encourage opportunities for artists to live and work in Huntington Beach. (*I-HCR 1*)

IMPLEMENTATION PROGRAMS

I-HCR 1

Studies/Mapping/Surveys

- a. Perform an expanded (Citywide) survey which updates the list of structures or sites identified as having historical or archaeological significance.
- b. Review existing criteria for surveying resources and revise the criteria, as appropriate.
- c. Conduct a study investigating the feasibility of creating new or expanding "receiver sites" and creating an "adopt a building" program. (An "adopt a building" program includes corporate or civic group's sponsoring the refurbishing, rehabilitation, and continued upkeep of a historic structure).
- d. Study the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, adaptive re-use, rehabilitation loans and grants, and technical advice by person(s) qualified in historic preservation, restoration techniques, and loans and grant programs, receiver site and building and siting regulations.
- e. Examine the feasibility of establishing a historical resource center which acts as an archive and clearinghouse of artifacts and resource documentation and provides learning opportunities for the public.
- f. Explore the feasibility of relocating the Historical Society's city archives to an accessible location such as the downtown.
- g. Consider developing an oil history museum or interpretive center.
- h. Determine and implement a mechanism to broaden resident representation and input into urban design and aesthetic concerns to appropriate boards and commissions.
- i. Explore the development of a plan for a phased- in "cultural corridor" including the areas surrounding Golden West College, Huntington Central Park, Main Street Library, Main Street and the Art Center to the Pier. The plan shall consider such things as:
 - developing a uniform visual identity through street banners and signage and public improvements; and
 - identifying potential sites for City-sponsored public artwork.
- j. Explore designating historic and/or architecturally significant points, structures, sites and districts with a Historic Overlay Land Use Designation.
- k. Explore the development of a local cable program series highlighting the community's history.
- l. Explore the feasibility of developing a local Native American peoples interpretive center.

- m. Explore if there is sufficient programming and audience for a small, flexible (or “black box”) theatrical space in the downtown, geared toward multi-purpose usage and small, experimental productions.
- n. Determine the nature of public and private support for the proposed International Surfing Museum.
- o. Explore shared, and affordable, “work/live” space for artists and arts groups.

I-HCR 2

Municipal Code/Design Guidelines

Utilize the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

I-HCR 3

Preservation Ordinance

Consider the creation of a Preservation Ordinance. The Preservation Ordinance shall:

- a. enable the City to designate any site deemed historically, archaeologically, or culturally significant as a historic point, structure, site, or district;
- b. establish design guidelines and standards for preservation, adaptive re-use, etc.;
- c. establish criteria and procedures for creating new historic overlay areas; and
- d. conform to State and Federal criteria for establishing a preservation ordinance.

I-HCR 4

Land Use Element

Implement land use programs as cited in **I-LU 1, I-LU 7, AND I-LU 14.**

I-HCR 5

Rehabilitation and Preservation Standards

Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines on restoring, altering or adding to designated historic structures.

I-HCR 6

Design Review/Permitting Process/Environmental Review

- a. Review existing design standards and guidelines to ensure they are conducive to compatible development, if warranted, revise the design standards.
- b. Review the impacts of zoning changes and General Plan amendments on historic preservation objectives and, if warranted, revise the proposed zone change or Plan amendment to reflect the historic preservation objectives.
- c. Continue the current procedures for reviewing all demolition permit applications for historic structures.

I-HCR 7

Historic Resources Funding

Work with local lending institutions in developing a financing program or other programs to provide financial assistance benefiting owners of historic resources who can prove a need for financial assistance in connection with historic preservation.

I-HCR 8

Interagency Participation and Coordination

- a. Work with the Huntington Beach Conference and Visitor’s Bureau on developing brochures, self-guided walking tours, traveling exhibits promoting the historical resources of the City.
- b. Work with the local school districts, local preservation programs, libraries, and community centers to:
 - develop and promote preservation classes, activities and programs;
 - enhance the range and scope of arts educational programming offered by the City, including:
 - a cultural programs for cable television,
 - a youth oriented calendar of arts and cultural events, and
 - an artist residencies program located in community centers and other youth oriented facilities throughout the City; and

- provide art and historic classes accessible to a diverse range of residents.
- c. Work with local preservation organizations to develop a historic building handbook that describes historic structures, sites, and districts, and provides information on building research and appreciation, and sets forth guidelines for rehabilitation as funds are available.
- d. Coordinate with local historic preservation organizations such as the Historical Society.
- e. Work with other City departments to develop a plan to assure that existing arts and cultural facilities are rehabilitated and maintained as feasible.
- f. Coordinate proposals for new facility needs with the Central Park Master Plan's proposed additional outdoor performing arts spaces, and the Beach Master Plan's proposed arts and cultural programming in the Pier Plaza area.
- g. Establish a high-level, inter-agency working group of senior staff from appropriate City departments to coordinate cultural initiatives.
- h. Link cultural tourism objectives through promotional tie-ins and special events with a cultural focus or component.

I-HCR 9

Recreation and Community Services Element

Implement Parks and Recreation policies and programs as cited in **RCS 1.1.2** and **I-RCS 2**.

I-HCR 10

Arts/Cultural Resources Network

Develop systems and networks to provide access to information resources, such as:

- a. a community arts, culture, and history newsletter;
- b. a clearinghouse cataloguing and registering temporary and permanent spaces available for arts and cultural use;
- c. a centralized event clearinghouse;
- d. an artists' register available for an art in public places program, gallery owners, presenters, and others with resumes, slides or tapes; and
- e. a media production resource list.

I-HCR 11

Technical Assistance Programs

Develop technical assistance programs to train community arts, cultural, and historic groups in, but not limited to, the following:

- a. running a small organization - financial management, fund-raising, marketing and long-range planning;
- b. developing partnerships and joint ventures with private businesses, City agencies and others; and
- c. planning to assess community interest and identify and encourage new audiences.

I-HCR-12

Business Leader, Art Administrators, and Resident Outreach

- a. Develop a private sector group of business and civic leaders, arts organizations and artists to provide leadership support for arts and cultural activities.
- b. Work with community groups to develop residents' program interests.

I-HCR 13

Arts Programming

Incorporate arts and cultural events as part of existing community events and attractions, major sporting events, and community celebrations where feasible.

I-HCR 14

Public Art Ordinance

Consider the creation of a public art ordinance that encourages public and private sector involvement. The ordinance shall:

- a. identify funding sources for a formal public arts program; and
- b. utilize the existing ad hoc art program as a model.

I-HCR 15

Celebration Plaza

Continue to oversee the development and programming for the Celebration Plaza located at the intersection of Main Street and Acacia Avenue. As currently planned, the Celebration Plaza is an outside public assembly area which includes hardscape and landscape amenities connecting the Arts Center and the Main Street Branch Library.

I-HCR 16

Allied Arts Board and Historic Resources Board

Diversify the membership of the Allied Arts Board and the Historic Resources Board to include a broader perspective from all segments of the city.

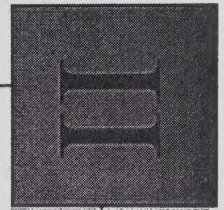
I-HCR 17

Cultural Master Plan

Implement the City Council approved Cultural Master Plan, as feasible.

* As funding permits

CITY OF HUNTINGTON BEACH GENERAL PLAN



STATUTORY REQUIREMENTS

In addition to the stated mandatory elements, other optional elements may be included in the Plan. The California Government Code Section 65300 states:

The General Plan may include any other element or elements, any other subject matter, or any other subject matter, which is in the public interest, and which is in the public interest, and which is in the public interest of the community.

Huntington Beach's Economic Development Element is just such an optional element. It is specifically designed with the objective of a strategy to address development, industrial, business, and job opportunities in the City, and to guide and inform the City's efforts to provide a policy direction for the City and the surrounding area.

Other elements, which may or may not have the same legal status as part of the mandatory elements, including other elements pertaining to the mandatory elements, such as general development, also apply to the Economic Element.

TECHNICAL SYNOPSIS

A. INTRODUCTION

This section covers general economic background issues that have defined the City's economic landscape. It highlights recent trends, growth patterns, labor and purchasing power shifts, as well as economic forecasts for the City. The U.S. Bureau of Economic Analysis, Wholesale Trade, Manufacturing and Services has estimated every five years. The 1992 Census Bureau report is not yet available for the manufacturing sector in the economy. It is anticipated that the information will be available within the next six months to a year. At the time of writing and discussion with the Economic Development Element will be able to be more current and updated.

During the past 15 to 20 years, much of the Western United States region has been experiencing a second generation of urbanization. Much of the land-use patterns, industrial, commercial, and residential areas have slowly grown over the commercial office, retail and high-tech, high-tech areas. The economy's major propelling Huntington Beach's development is the increasing high-tech and service sectors have truly in the industry, corporate infrastructure. Within recent years, a great deal of the so-called "tech industry" development and growth in the economy has been in the area of the "tech industry". The growth of the technology sector has been a major challenge to all cities and the region and the region's economy of the County area will be again the focus of the "tech industry".

For the remainder of the 1990s, Huntington Beach is the second most rapidly growing city in the region. The city's growth is very different from those experienced in the past. In the recent past, land available for urban development is rapidly decreasing. Given the scarcity of land and the expected demand growth of the

ECONOMIC DEVELOPMENT ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Economic Development Element is just such an optional element. It is specifically concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base, and its goals and policies are formulated to provide new policy direction for the City and the planning area.

Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

TECHNICAL SYNOPSIS

A. INTRODUCTION

This section covers general economic background issues that have defined the City within its recent past. It highlights recent trends, growth patterns, sales and purchasing power shifts, as well as economic hotspots in the City. The U.S. Censuses of Retail Trade, Wholesale Trade, Manufacturing and Services are completed every five years. The 1992 Census information is not yet available for the manufacturing sector of the economy. It is anticipated that this information will be available within the next six months to a year. At that time all tables and discussion within the Economic Development Element will be able to be more currently updated.

During the past 15 to 20 years, much of the Western Orange County region¹ has been experiencing a second generation of urbanized uses. Much of the land-intensive industrial, processing, and distributive uses have slowly given way to commercial office, retail and high tech-light industrial uses. The economic engine propelling Huntington Beach's development is the expanding high-tech and service sector base built on the existing aerospace infrastructure. Within recent years, a great deal of the so-called "clean industry" development has gone south to the emerging regional business core of Irvine/Newport Beach. The success of the Irvine/Newport Beach high-tech core presents challenges to all cities in the northern and western sections of the County who wish to capture the jobs of the "twenty-first century."

For the remainder of the 1990s, the changes expected in the localized West County economy are going to be very different from those experienced in the past. In the coastal areas, land available for urban development is rapidly disappearing. Given the scarcity of land and the expected continued strength of the

¹ West County is defined as encompassing the following cities: Huntington Beach, Fountain Valley, Garden Grove, Westminster, Seal Beach, Los Alamitos, and Cypress.

regional economy, land prices will continue to rise. Higher land prices translate into higher rents for all types of commercial and industrial uses, higher housing cost for residents, higher wages in order to attract labor, higher overall cost of doing business, and more intensive land development patterns.

The higher cost of doing business will result in a selection process that determines which businesses will remain and thrive and which ones will leave. The types of firms, or portions of firms, which are likely to remain in the West County area will tend to be:

- at the leading edge of technological change and dependent upon the a) highly skilled but expensive local labor force, or b) close proximity to manufacturing and engineering functions;
- able to automate a substantial portion of their production process and, thereby, reduce their labor needs to a relatively few highly skilled workers; and
- of sufficient size where the management, administrative, sales and research functions can be physically separated from the production and distribution functions.

The land use implications of this cost pressure are the gradual recycling of older manufacturing and distribution areas with mid to high-rise office buildings, high-tech oriented tilt-ups, hotels, mixed-use projects and in some cases, residential complexes.

B. EMPLOYMENT AND JOB CREATION CHARACTERISTICS

1. Employment and Growth in Huntington Beach

As shown in **Tables ED-1** and **ED-2**, Huntington Beach's private and public sectors currently provide employment for approximately 60,800 people, primarily in the retail, service, manufacturing and wholesaling sectors. **Table ED-3** indicates that the City has experienced continual increases to its job base over the past 17 years. On average, 2,000 net new jobs have been added to the City's economy each year since 1975. The City's compound annual rate of employment growth has been 4.9 percent over this same period. In addition, Huntington Beach has maintained a fairly consistent share (5.1-5.3 percent) of the overall Anaheim-Santa Ana Metropolitan Statistical Area (MSA) employment base over these same years.

Looking at each of the key employment sectors in more detail, it is apparent, from **Table ED-4** that certain Huntington Beach business sectors are continuing their strong growth, while others reflect challenges to the local economy. The Wholesale sales grew at 50% over the most recent 5 year reporting period, down from it's 75% growth the previous 5 year period. The service area grew at 38% over the most recent 5 year period, down from 75% five years earlier. Mirroring trends discussed elsewhere in this document, Retail sector declined 7%, whereas it was still increasing at 25% over the previous five years. The two main factors generally thought to have caused this reversal are the overall recession in the retail and real property industry during this period and the increase in sales leakage seen in Huntington Beach. In the final area, Manufacturing, no data is available for the most recent 5 years, but this area grew at 49% during the previous five year period.

TABLE ED-1

1992 Huntington Beach Employment

Employment by Business Type	Number of Employees
Retail Trade	15,069
Finance/Insurance/Real Estate	3,924
Business and Personal Services	10,411
Agriculture	250
Mining	200
Construction	2,885
Manufacturing	14,369
Transportation, Communications, and Public Utilities	2,611
Wholesale Trade	4,759
Government	6,361
TOTAL	60,869

Note: These figures are estimates only. They are specific to the City of Huntington Beach and are based on compilation of the sources indicated below. The State of California (e.g., The Employment Development Department) does not publish current employment counts by business type at the City level on a regular basis. The above estimate is believed to be accurate within a 5% (+/-) margin of error.

Source: Estimates are based on data from the following sources: California State Employment Development Department Reports 1990 and 1991; 1991 California Manufacturers Register; 1982 and 1987 U.S. Census of Retail Trade, Wholesale Trade, Manufacturing, and Services; and Economic Research Associates.

TABLE ED-2

**Significant Business Sectors
Estimated Huntington Beach Employment**

Significant Employment Categories	Number of Firms	Number of Employees
Retail Trade		
• Food Stores	82	1,640
• Eating and Drinking Places	394	7,092
• Auto Sales and Supplies	82	1,476
Total	558	10,208
Percent of Total Retail	34.5%	72.0%
Services		
• Select Business Services ²	259	1,849
• Health Care Services ³	530	3,574
Total	789	5,423
Percent of Total Services	18.5%	53.6%
Manufacturing		
• Aerospace	18	9,790
Percent of Total Manufacturing	3.5%	65.0%
Wholesaling		
• Industrial Machinery and Electrical Goods	175	1,093
• Sporting Goods, Toys and Photographic Supplies	75	940
Total	250	2,033
Percent of Total Wholesaling	46.0%	42.7%
Total for Significant Sectors	1,615	27,454
Percent of Total City Employment	29.4%	45.1%

² Includes Computer and Software Services, Data Processing, and Advertising and Marketing.

³ Includes Offices of Physicians, Nursing Facilities, and Hospitals.

Source: California Employment Development Department data as reported in "Orange County Progress Reports," "1987 California Census of Retail Trade," "1987 California Census of Manufactures," 1987 California Census of Wholesale Trade," "1987 California Census of Service Industries," "U.S. Department of Commerce, Bureau of the Census; 1991 California Manufacturers Register; and Economics Research Associates.

TABLE ED-3

**Employment Growth
City of Huntington Beach and Santa Ana-Anaheim MSA⁴**

	1975	1980	1984	1987	1992	Total Growth Since 1975
Santa Ana-Anaheim MSA	568,600	843,800	959,500	1,100,500	1,209,300	640,700
Huntington Beach	26,724	44,452	48,731	58,091	60,869	34,145
Huntington Beach as a percent of MSA	4.7%	5.3%	5.1%	5.3%	5.1%	5.3%

Average Number of Jobs Added Per Year (1975 to beginning of 1992)

- Huntington Beach 2,008
- Santa Ana-Anaheim MSA: 37,688

Compound Annual Rate of Job Growth (1975 to beginning of 1992)

- Huntington Beach: 4.96%
- Santa Ana-Anaheim MSA: 4.54%

⁴ MSA refers to *Metropolitan Statistical Area*. The Santa Ana-Anaheim MSA conforms to the jurisdictional boundaries of Orange County.

Source: California Employment Development Department data as reported in "Orange County Progress Reports," "1987 California Census of Retail Trade," "1987 California Census of Manufacturers," "1987 California Census of Wholesale Trade," "1987 California Census of Service Industries," U.S. Department of Commerce, Bureau of the Census; 1991 California Manufacturers Register; and Economics Research Associates.

TABLE ED-4

**Receipts Per Establishment
1987 and 1992**

Business Sector	1987 Receipts	1992 Receipts
Service Industries • All Service Sector Firms • Per Employee	\$531.7 million total sales \$57,700 per employee	\$732.1 million total sales \$70,320 per employee
Manufacturing Industries • All Manufacturing Sector Firms	\$940.7 million value added \$61,500 per employee	\$1.7 billion value added \$118,310 per employee
Retail Sales Establishments • All Retail Sales Establishments • Per Employee	\$1.5 Billion total sales \$110,660 per employee	\$1.4 billion total sales \$95,500 per employee
Wholesale Sales Establishments • All Wholesale Sales Establishments • Per Employee	\$1.4 billion total sales \$378,000 per employee	\$2.1 billion total sales \$430,760 per employee

Source: California employment Development Department data as reported in "Orange County Progress Reports", 1987 and 1992; California Census of Retail Trade, 1987 and 1992; California Census of Manufacturers, 1987 and 1992; California Census of Wholesale Trade, 1987 and 1992; California Census of Service Industries, 1987 and 1992; U.S. Department of Commerce, Bureau of the Census; 1994 California Manufacturers Register, Economics Research Associates, Urban Decision Systems, and Cunningham & Associates.

The most significant change in revenue generated by the City's businesses has been the emergence of the finance, insurance, and real estate sector (FIRE) during the mid-1980s. Revenues from these business operations increased from \$0.20 of every dollar generated to \$0.26. This gain is likely to decrease somewhat in the near future due to industry-wide contractions in financial and real estate oriented business.

2. Job Creation During the 1980s

Data indicates that many of the City's business establishments are "small shop" operations. The majority of businesses in Huntington Beach employ 30 or fewer workers⁵. The primary exceptions to this rule are the McDonnell Douglas facilities, the Columbia Huntington Beach Medical Center and Pacifica Community Hospital, Golden West College, the City (municipality) of Huntington Beach, and the Huntington Center. However, employment at these larger establishments constituted only 15 to 18 percent of all employment within the City in 1987.

It is estimated that 70 percent of all new jobs created between 1982 and 1987 in Huntington Beach were due to the creation of new businesses (Table ED-5). This is not to say that there were not significant amounts of job opportunities created by existing companies during the 1980s. Over 33 percent of new manufacturing jobs were created by expansion of existing firms. It should be stressed, however, that as long as the City continues to attract new business starts, its local economy will diversify and provide a better buffer against job losses in any one particular employment sector.

3. Localized Labor Force

According to the 1980 decennial census, the City of Huntington Beach employed civilian labor force of 88,469 persons representing 52 percent of the City's residents. Also, over 19,800 Huntington Beach residents worked at jobs within the City. Thus, as of 1980, 45 percent of all available jobs within the City were filled by local residents.⁶

C. RETAIL ACTIVITY IN HUNTINGTON BEACH

In order for a city to thrive economically, it must have a fairly diverse employment base with suitable amounts of employment opportunities and business activity in all major economic sectors. Certain sectors, such as manufacturing, wholesale trade, and the finance, insurance and real estate (FIRE) group, typically bring value into a city's local economy from outside sources; that is, sales are usually "imported" from customers residing outside the city and in many cases, outside the larger economic region. Money is brought into the local economy by way of product and service sales and it is respent by employees at local establishments and by businesses purchasing materials and services as "inputs". When a strong and diverse "import base" (or basic economic sector) exists, other local population-serving (non-basic) businesses can likewise thrive (as seen in Table ED-6). It is widely believed that all growth or decline in local economies originates with business health in the basic sector.

⁵ In 1982, the average number of employees per establishment was 15.3. By 1987, the average size had increased to 16.8 employees per establishment.

⁶ Based on a 1980 employment level of 43,747 jobs.

TABLE ED-5

**Employment Growth Due to
 New Business entries**

Employment Category	Jobs Created by New Company "Births"	Jobs Created by Expansion of Existing Companies	Jobs Lost Due to Company Failure	Jobs Lost Due to Company Shrinkage	Total Net Change
Service Industries	2,883	1,382	37	738	+3,490
Retail Industries	3,142	1,156	932	1,172	+2,194
Wholesale Trade	1,409	403	105	317	+1,390
Manufacturing	2,869	1,454	0	363	+4,200
Total Four Sectors Percent	10,303 70.1%	4,395 29.9%	1,074 29.3%	2,590 70.7%	+11,274

Ratio of Job Creation to Job Loss

Ratio of Jobs Created by New Companies
 Compared to Jobs Lost Due to Company Failure: 9.6 to 1

Ratio of Jobs Created by Existing Company
 Expansion Compared to Jobs Lost Due to
 Existing Company Shrinkage: 1.7 to 1

Overall Ratio of New Jobs Created 1982 to 1987
 Compared with Jobs Lost During Same Period: 4.0 to 1

Source: 1982 and 1987 U.S. Census of Retail Trade, Wholesale Trade, Manufacturing, and Service Industries; as well as economics Research Associates.

TABLE ED-6

Profile of Huntington Beach Employment Diversity

Employment Sector	"Ideal Profile"	Huntington Beach Employment Profile	
		1980	1991
Manufacturing	20%-25%	27.0%	23.6%
Construction	3%-6%	4.1%	4.7%
Transportation/Public Utilities	4%-7%	4.5%	4.3%
Wholesale Trade	5%-8%	3.1%	7.8%
Retail Trade	15%-17%	23.5%	25.0%
Services	22%-28%	15.2%	17.1%
FIRE	10%-15%	4.6%	6.4%
Public Sector	10%-13%	16.5%	10.4%
Other	2%-4%	1.6%	0.7%

Source: Economics Research Associates

Nevertheless, the economic activity described above, while important to the employment and spending patterns of city residents, does not directly translate into the revenues required to run a city. The fiscal health of a community (e.g., the revenues which flow directly to the municipal government in the form of taxes and fees), particularly in California, relies primarily on the existence and vitality of a city's retail sector. Since the advent of Proposition 13 in 1978, the one percent revenue return that all municipal governments receive from the State's sales and use tax collection is the primary revenue source used to build up the City's General Fund accounts⁷. Thus, retail sales are vital to a city's continued economic health. Moreover, in recent years such sales have become, in some cases, part of a city's "basic economy", in that they bring in significant amounts of customers and sales from outside the local area.

1. Retail Development in Huntington Beach

Based on 1992 documentation, Huntington Beach's retail development is approximately 7.8 million square feet.⁸ Of this amount, approximately 32.5 percent (or 2.5 million square feet) are located in self-contained shopping centers (see **Table ED-7**). Conversely, approximately 5.3 million square feet of the City's retail space is found in strip or free-standing retail outlets.

2. Taxable Sales Trends

The State Board of Equalization maintains records of taxable transactions occurring each year for the purpose of publishing the value of state sales and use tax subventions. **Table ED-8** illustrates the Huntington Beach's change in the number of retail sales tax permits from 1975 to the first quarter of 1991. From this table, the principal conclusion is that Huntington Beach's retail expansion of the past decade was due to its capture of a larger regional retail market.

In addition, the City of Huntington Beach receives a significant amount of its sales and use tax revenue from taxes paid on sales occurring at non-retail outlets. Outlets include:

- manufacturers and wholesalers involved in final-demand product sales;
- business and personal service establishments without an "on-sale" general license;
- health care services;
- public utilities, transportation and allied services;
- publishers and published materials distributors; and
- mail-order catalogue and phone-sale outlets.

⁷ Due to the annual cap on reassessment of all property that has not been resold, property tax revenues (while still significant) have become a smaller portion of most cities' General Fund accounts. Of all methods used to try to raise additional revenues to meet rising city costs, the active pursuit of retail development (and its subsequent sales tax collection) has become the technique of choice.

⁸ This estimate is based on the 1991 Envicom Corporation land use inventory of the City. In its inventory, Envicom Corporation estimates that approximately 939.1 acres of local-serving and sub-regional retail uses (e.g., neighborhood and community shopping centers as well as strip and freestanding retail outlets) are currently present within the City. Regional and tourist-oriented specialty retail (e.g., the Huntington Beach Center and beach-oriented retail), are estimated to account for 105 acres of land use. An average Floor-to-Area ratio of 0.21 was applied in order to estimate total gross square footage for these uses. Applying this FAR, an estimate of 6.8 million square feet of local-and community-serving retail, and 950,400 square feet of regional and tourist-oriented retail was estimated.

TABLE ED-7

Shopping Centers in Huntington Beach

Name	Location	Square Feet
• Albertson's Center ⁹	Brookhurst & Adams	138,000
• Clothestime Five Points Plaza ¹⁰	Beach Blvd. & Main St.	46,307
• Garfield Plaza ¹¹	Garfield Ave. & Magnolia	56,138
• Hamilton & Bushard Center	Hamilton & Bushard	6,800
• Huntington Village ¹²	Edinger & Springdale	144,000
• Huntington Beach Mall ¹³	Edinger @ Beach Blvd.	940,000
• Huntington Harbour Mall ¹⁴	Algonquin & Warner	100,000
• Landmark Plaza	Atlanta & Magnolia	70,000
• Loehmann's 5 Points Plaza ¹⁵	Beach 7 Main	155,000
• Marshalls Center ¹⁶	Beach & Terry	92,000
• Newland Center ¹⁷	Beach & Adams Ave.	128,766
• Old World Village	Center & Huntington Village	75,000
• Peter's Landing	16400 Pacific Coast Highway	97,200
• Pierside Pavilion ¹⁸	Pacific Coast Hwy. & Main	90,000
• Plaza Da Bonita	Beach & Garfield	39,000
• Seacliff Village ¹⁹	Yorktown Ave. & Main	125,000
• The Village Shopping Center ²⁰	Garfield & Brookhurst	104,000
• Yorktown Plaza	Yorktown & Brookhurst	20,000
• Three Unnamed Centers ²¹	---	114,650
TOTALS		2,541,861

⁹ Anchors: Albertson's

¹⁰ Anchors: Clothestime, Eye Care USA, The Gap

¹¹ Anchors: FHP

¹² Anchors: Save-On, Vons

¹³ Anchors: Broadway, Circuit City, Mervyn's, Montgomery Ward, Barnes & Noble, and Staples

¹⁴ Anchors: Hughs

¹⁵ Anchors: C.V.S. Drugs, Loehmann's, Pier 1 Imports, Trader Joe's

¹⁶ Anchors: Marshalls Department Store

¹⁷ Anchors: Luckys

¹⁸ Anchors: Edwards Theatres

¹⁹ Anchors: Lucky's

²⁰ Anchors: The Pep Boys

²¹ Square footage for three unnamed centers is combined.

Source: 1992 Shopping Center Directory, International Council of Shopping Centers; City of Huntington Beach; and ERA.

TABLE ED-8

**Huntington Beach Retail Types
Sales Tax Permits
1975-1991**

Retail Category	1975 Annual Average	1980 Annual Average	1985 Annual Average	1991 1st. Quarter
Apparel Stores	78	113	100	130
General Merchandise	27	29	22	22
Drug Stores	21	25	23	25
Food Stores	58	99	91	84
Packaged Liquors	34	36	39	43
Eating & Drinking	183	281	361	402
Home Furnishings	50	97	100	121
Building Materials	27	48	52	50
Auto Dealers/Supplies	47	60	63	85
Service Stations	89	76	65	62
Other Retail	175	320	419	593
Total Retail Stores	789	1,184	1,355	1,617
Other Non-Retail Outlets	1,637	3,126	4,321	4,733
TOTAL	2,426	4,310	5,656	6,350

Source: California State Board of Equalization and Economics Research Associates

In 1980, 3,126 non-retail outlets generated approximately \$216.1 million in annual sales (in 1990 dollars), thus representing 16.6 percent of all taxable sales occurring in the City. By the first quarter of 1991, the number of outlets increased by 1,600 and taxable sales (1990 annual sales) increased to \$294.1 million (19.3 percent of all 1990 taxable sales occurring in the City.)

Comparing Huntington Beach and its neighboring "West County" cities in 1980, 1985, and 1990, Huntington Beach has experienced a real increase in retail sales since 1980. However, the City's overall sales performance has been volatile due to the 1980-1981, 1982-1983, and the 1990s recessions. During the 1980 to 1985 period, the Cities of Huntington Beach and Costa Mesa experienced the largest overall real sales growth as the economy climbed out of a recessionary environment and started the mid-1980s expansion (**Table ED-9**). Between 1985 and 1990, Huntington Beach's sales dipped significantly while neighboring cities apparently held their own. The city experiencing the largest gain for the entire ten-year period was Fountain Valley. Real growth in retail sales increased by 81 percent due primarily to the 1990 opening of a Price Club center at Talbert and New Hope.

3. "Leakage" of Sales to Other Communities

When compared with a suitable benchmark, per household retail sales (derived by dividing the total retail sales by the number of occupied housing units) reveal the share of goods and services provided by local merchants. The implicit assumption in selecting a benchmark is that all of the City's residents purchase all of their goods within its borders. Since this assumption is clearly flawed, some analyses use very large areas (e.g., a county or a group of counties) for their benchmarks. The benchmark for Huntington Beach is retail activity in Orange County, because of the dominant urban residential pattern of the county.

By comparing per household retail sales for Orange County with those for Huntington Beach (**Table ED-10**), the extent of leakage or "export" of sales can be measured. For example, per household apparel sales in Orange County equaled \$1,382 in 1990, but only \$775 in Huntington Beach, or 56.1 percent of the benchmark level. Estimated 1990 annual leakage of apparel sales in Huntington Beach was thus \$607 per household, or \$41.8 million.²² Conversely, Huntington Beach's per household sales for home furnishings and appliances, at \$1,552 is 26 percent higher than the County's level of \$1,223. Home furnishings and appliance sales are occurring at a greater rate than expected and the conclusion is that Huntington Beach is attracting significant sales from nonresidents. In both cases, Huntington Beach's expected annual per household sales must be corrected for a discrepancy in median household income -- if Huntington Beach's residents earned 26 percent more than benchmark area residents, then the home furnishings figure would make better economic sense. Based on 1991 estimated discretionary spending income levels,²³ Huntington Beach's median household effective buying income is \$43,872, which is 6.5 percent higher than Orange County's \$41,179 level. Thus, if the retail purchase differential between Orange County-wide and

²² Number of Huntington Beach households is based on an April 1, 1990 Census value of 68,879.

²³ Median household effective buying income (EBI) - or simply, total discretionary spending income. EBI for major cities in Orange County is estimated each year in the publication *Sales and Marketing Management, Survey of Buying Power*.

TABLE ED-9

**Total Taxable Retail Sales
West County Cities in Orange County
1980-1990**

City or County Area	1980 Annual Sales (in 000's 1990\$)	1985 Annual Sales (in 000's 1990\$)	1990 Annual Sales (in 000's 1990\$)	Percent Growth		
				1980 to 1985	1985 to 1990	1980 to 1990
Huntington Beach	\$1,099,216	\$1,426,392	\$1,225,477	31.4	-14.1	12.8
Costa Mesa	\$1,272,342	\$1,608,194	\$1,722,577	26.4	7.1	35.4
Fountain Valley	\$272,119	\$314,661	\$494,649	15.6	57.2	81.7
Santa Ana	\$1,435,291	\$1,672,252	\$1,606,956	16.5	-3.9	11.9
Seal Beach	\$98,751	\$96,887	\$96,497	-1.8	-0.04	-2.3
Westminster	\$667,739	\$707,790	\$714,234	6.0	0.91	6.5
Total Orange County	\$13,305,974	\$16,305,974	\$17,483,433	18.8	7.2	27.5

Source: California State Board of Equalization and Economics Research Associates.

TABLE ED-10

**Per Household Retail Sales
City of Huntington Beach
1980-1990**

Retail Sales Category	1980 Sales Per Household (in 1990\$)			1990 Sales Per Household (in 1990\$)		
	Huntington Beach	Orange County	Leakage Index	Huntington Beach	Orange County	Leakage Index
Apparel Store	\$885	\$683	1.297	\$775	\$1,382	0.561
General Merchandise	\$2,780	\$1,699	1.636	\$2,346	\$3,054	0.786
Drug Stores	\$509	\$273	1.862	\$370	\$417	0.888
Food Stores	\$2,045	\$1,144	1.787	\$1,302	\$1,496	0.870
Packaged Liquors	\$387	\$227	1.702	\$257	\$202	1.273
Eating & Drinking	\$2,237	\$1,582	1.414	\$2,041	\$2,776	0.735
Home Furnishings	\$1,311	\$599	2.190	\$1,542	\$1,223	1.261
Building materials	\$2,350	\$1,005	2.339	\$1,750	\$1,651	1.060
Auto Dealers/Supplies	\$2,774	\$1,859	1.493	\$3,450	\$3,678	0.938
Service Stations	\$2,661	\$1,637	1.626	\$1,463	\$1,617	0.905
Other Retail ²⁴	\$1,168	\$1,594	0.733	\$2,496	\$3,646	0.685
TOTAL	\$19,108	\$12,302	1.553	\$17,792	\$21,143	0.842

²⁴ Category includes the following: gifts, art goods, and novelties; sporting goods; florists; photographic equipment and supplies; musical instruments; stationery and books; jewelry; office, store, and school supplies; second-hand merchandise, mobile homes, trailers, and camper sales; and boat motorcycle and airplane dealers.

Source: California State Board of Equalization and Economics Research Associates

Huntington Beach is \$3,351 per household per year, and Huntington Beach resident retail purchase potential could be 6.5 percent higher based on higher median household buying power, the potential current sales leakage from the community (based on 1990 sales patterns) may be on the order of \$245.8 million per year. This could be equivalent to Huntington Beach residents spending nearly \$0.17 of every retail dollar outside the community.

D. COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN HUNTINGTON BEACH

1. Orange County Office Market Overview

During the Second Quarter of 1991, 188,117 square feet of office space was absorbed in all of Orange County, for a mid-year total of 378,958 square feet. This amount compares to average mid-year results of over 1.8 million square feet during the past five years.

The decisive factor for Orange County has been the construction of new speculative office space. The near doubling of the inventory since 1983 has had a strong and lasting impact on the vacancy rate and, increasingly, asking lease rates. The speculative construction and the early 1990s financial climate, means that the buildings that are under construction in the mid-1990s will be the only new speculative office space added to the market for the next few years. The effects of 24 million square feet of office space being added in a 7 year period, however, have been felt in an Orange County vacancy rate as high as 23 percent in the last few years.

Net absorption has averaged 3.1 million square feet annually for the past five years. The majority of this absorption has taken place in the Airport Area and Central County. This strong trend for office space can be attributed to the County's economy, business expansion, business relocation, and consolidation of firms locally from offices located outside the Orange County market.

2. City of Huntington Beach Office Market Overview

According to the Newport Economics Group, Huntington Beach has a 1992 inventory of approximately 600,000 square feet of low rise office space and 1,300,000 square feet of high rise office space. Using the Building Owners and Managers Guide, approximately 2,000,000 square feet of speculative office space (space built by and/or for a single specific user is not listed by the data sources). Total office market vacancy is approximately 12%, which compares favorably with vacancy rates in Garden Grove, Fountain Valley, and the other areas that comprise the West County office market, according to the Newport Economics Group. Office market absorption has been relatively flat during the past year in Huntington Beach. **Table ED-11** presents an inventory of major office building projects developed recently in the City of Huntington Beach.

3. Research and Development (R&D) Space

Within Orange County, the R&D market contains approximately 55 million square feet of built space geared toward R&D/high tech users. The County is currently experiencing vacancy rates of 16.5 percent to 17.4 percent for all such space. The North County area has seen most of the recent leasing activity of late with many properties turning over for second and third generation users.

TABLE ED-11

**City of Huntington Beach General Plan
Office Market Inventory**

Name of Building	Address	Stories	Square Feet	Lease Rate	P.S./1,000 sf	Year Built	Availability
Huntington Plaza	8907 Warner	2	43,000	1.4	4	n.a.	7,058
Argosy	5011 Argosy	2	21,571	1.0 N	2.5	n.a.	5,392
Hunt. Executive Park	16052 Beach	2	110,000	1.4-1.5 G	3	1974	14,000
Guardian Center	17011 Beach	14	203,153	1.25-1.75 NNN	4	1985	32,443
Windriver Park	18141 Beach	3	30,000	1.35 N	4	1984	657
Huntington Pacifica	18377 Beach	3	36,155	1.11 G	3.6	1982	20,000
Courtyard	18700 Beach	2	22,000	1.20 G	4	1982	3,770
Seaview	20422 Beach	4	35,555	1.05-1.25 G	3.5	1982	7,000
Huntington Plaza	5762-5772 Bolsa	2	52,000	1.4G	4	1983	10,000
Huntington National	16531 Bolsa Chica	2	25,000	1.58-1.7 G	3	1982	3,000
Harbor Business	16892 Bolsa Chica	2	21,000	1.10-1.15 G	4	1982	844
One Pacific Plaza	7711 Center	6	98,000	1.5 G	4	1985	n.a.
One Pacific tower	7755 Center	12	189,000	1.92 N	3.75	1983	19,000
Pierside Pavillan	300 P.C.H.	n.a.	14,000	1.75 G	n.a.	n.a.	3,000
Princeland	16712 Gothard	2	45,000	1.07-1.1 G	4	1982	n.a.
Sandollar	16371 Beach	2	20,025	1.25 G	3	1976	5,455

Source: "Orange County Office Market Reports - 1988-1991," BOMA, and ERA.

TABLE ED-11 (con't)

**City of Huntington Beach General Plan
Office Market Inventory**

Name of Building	Address	Stories	Square Feet	Lease Rate	P.S./1,000 sf	Year Built	Availability
Huntington Commerce	5882 Bolsa	2	44,916	1.4 G	3.5	1988	26,000
Beachstone	18700 Beach	2	21,894	1.25 G	4.4	1981	6,569
Beach Plaza	19671 Beach	4	63,278	1.25 G	4	1981	30,000
Liberty National	7777 Center	6	92,835	1.55 G	4	1982	8,697
Gothard	16541 Gothard	2	45,000	1.00 G	4	1982	1,526
Seacliff	2100-34 Main	4	150,000	1.20-1.45 G	4	1979	23,799
Mariner's Point	15922 P.C.H.	3	25,400		4	1984	
Huntington Marina	4952 Warner	3	40,000	1.25-1.35 G	4.5	1978	8,000
Old Huntington	818 Adams	2	26,000	.70-1.05 G	3	1980	4,500
Harbor Landing	4911 Warner	2	30,000	.95-1.15 G	2	1982	0
Guardian Savings	5200 Warner	2	22,000	.95 G	2	1982	0
HUNTINGTON BEACH TOTAL			1,526,782				240,710

Source: "Orange County Office Market Reports - 1988-1991," BOMA, and ERA.

The West County area, including Huntington Beach, has an R&D inventory of slightly more than 8 million square feet or roughly 14.5 percent of the current county-wide inventory. Of this total, Huntington Beach presently has only 2.2 percent of 178,621 square feet of such space.²⁵

4. Industrial Space

During Second Quarter, 1991, the Orange County industrial market contains 108 million square feet of manufacturing/distribution and warehouse space. Orange County's vacancy rate increased from the previous quarter's 16.6% to 17.0%; continuing an upward trend over the past several quarters. In terms of absorption, the most active Orange County submarket was the airport area with over 700 thousand square feet of activity.

The West Orange County submarket had an existing industrial inventory of 19,404,796 square feet as of 1991 (18 percent of the total County inventory). Approximately 3.2 million square feet were vacant, causing a vacancy rate of 16.65%. Within Huntington Beach, approximately 9.8 million square feet of built industrial space existed as of the end of 1991. Huntington Beach presently contains 50 percent of all industrial space existing in the West County area. Current vacancies for the City equate to 15.2 percent of total stock, or 1.5 million square feet. It should be noted that of the current Huntington Beach supply of vacant industrial space, approximately 350,000 square feet is present in one large facility.²⁶

5. Visitor Accommodations

Huntington Beach presently offers visitors 18 hotels or motels with a total of 1,218 rooms in which to stay overnight. This includes the Waterfront Hilton which is part of the Main-Pier Redevelopment Project Area. **Table ED-12** summarizes the existing hotels and motels and their room and meeting area capacities. Of the eighteen facilities, only two are considered to be full-service establishments. A full service hotel facility is defined as a property offering banquet space, meeting space, and on-site food and beverage service. The Waterfront Hilton and the Holiday Inn offer full-services and together have a banquet facility capacity exceeding 1,000 guests, and 30 separate meeting rooms.

²⁵

Information on the Huntington Beach market supplied by Coldwell Banker. Coldwell's data base only tracks major properties (buildings over 10,000 square feet).

²⁶

E.G., the recently vacated Weiser Lock facility.

TABLE ED-12

**Existing Visitor Accommodations
City of Huntington Beach**

Facility Name	Number of Rooms	Banquet Facilities & Capacity	Number of Meeting Rooms	Room Rate Range
Beach Comfort Motel	17			\$59-\$79
Beast Western Regency Inn	66		yes/1	\$80-\$150
Comfort Suites	102		yes/1	\$40-\$58
Friendship Beach Inn	38			\$55-\$85
Holiday Inn	224	yes/200	yes/6	n.a.
Howard Johnson Lodge	65	yes/350	yes/1	\$45-\$58
Huntington Harbor Motor Inn	43			\$60-\$88
Huntington Shores	50			n.a.
Huntington Suites	66			n.a.
Huntington Surf	9			n.a.
Motel Europe	12			\$35-\$50
Ocean View Motel	29			n.a.
Pacific View Motel	18			n.a.
Princess Motel	33			n.a.
Quality Inn	50			\$65-\$110
Sun 'N Sands Motel	17			\$65-\$75
The Waterfront Hilton	300	yes/650	yes/21	\$135-\$225
Total Citywide²⁷	1,178	1,200	30	\$117²⁸

²⁷ Total refers to all hotel and motel space within the City. In addition to this space, there is a hostel (the Colonial Youth Hostel) which currently has 40 rooms. The City does not assess any transient occupancy tax on the hostel's room rental revenues.

²⁸ Weighted average of all reported room rates.

Source: 1991/1992 Hotel and Travel Index; Huntington Beach Visitors and Conference Bureau; City of Huntington Beach; and ERA

ISSUES

1. The City must capitalize on its location and reputation as an advantageous business location. (*ED 2.2.1, ED 2.2.2, ED 2.2.4, and ED 2.2.3*)
2. The City must develop a series of incentives to retain, expand, or capture new businesses, such as big box retailers and research and development. (*ED 1.1.2, ED 2.1.1, ED 2.1.2, and ED 2.5.2*)
3. The City must reverse the recent “leakage” trends in retail sales, and re-capture sales tax revenues that are leaving the City. (*ED 2.4.2 and ED 2.4.3*)
4. The City must encourage the renovation and revitalization of deteriorating and struggling commercial centers, such as the Huntington Center. (*ED 2.1.2, ED 2.4.1, LU 10.1.12, and LU 10.1.13*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Economic Development in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program schedule and possible funding sources are indicated in the Economic Development Implementation Matrix.

The Economic Development Element goal statements discuss: a) providing for the economic opportunities of City's residents; b) business retention and expansion; and c) land use plan implementation.

Economic Growth

Goal

ED 1

Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

Objective

ED 1.1

Enhance the City's market potential in terms of retail, office, industrial, and visitor serving activity. This would allow Huntington Beach to provide for retail, office, and industrial opportunities that serve the current and projected population and enhance sales and occupancy tax revenue.

Policies

ED 1.1.1

Maintain and expand economic and business development programs that encourage and stimulate business opportunities within the City. (*I-ED 1, I-ED 2, and I-ED 3*)

ED 1.1.2

Review and revise the Economic Development Element every three years to assure the Element: a) adequately assesses Huntington Beach's economic conditions; b) promotes policies and programs to meet the business and resident needs; c) conforms with other General Plan elements; and d) reflects the Economic Development Strategy. (*I-ED 1, I-ED 2, and I-ED 3*)

ED 1.1.3

Create an Economic Development Strategy that: a) is based on the most recent growth and economic forecasts, b) reflects both the City perspective and the business community perspective for economic development, and c) is updated and reviewed tri-annually. (*I-ED 1, I-ED 2, and I-ED 3*)

Fiscal Review

Objective

ED 1.2

Seek to create a cumulative economic growth that provides a balance throughout the City.

Policies

ED 1.2.1

Through the use of the Economic Development Strategy, the City may determine the need for a fiscal impact analysis as part of the development review process. (*I-ED 1*)

ED 1.2.2

Through the use of the Economic Development Strategy, the City may determine the need for a fiscal impact analysis as part of major policy changes. (*I-ED 1*)

Goal

ED 2

Aggressively retain and enhance the existing commercial, industrial, and visitor serving uses while attracting new uses to Huntington Beach.

Technical Assistance Provision

Objective

ED 2.1

Maximize the economic development services provided by the City to existing and prospective Huntington Beach businesses and industries.

Policies

ED 2.1.1

Provide technical assistance and outreach services to the existing and prospective businesses in terms of site locations, City permits, financing, and other services as needed. (*I-ED 1*)

ED 2.1.2

Provide technical consultation and guidance to businesses that are considering locating in Huntington Beach in terms of available site locations, City permitting and licensing processes, available financing, and other services, as needed. *(I-ED 1)*

Marketing

Objective

ED 2.2

Maximize Huntington Beach's visibility by participating in local, regional and state marketing efforts.

Policies

ED 2.2.1

Work with state, county, and subregional organizations to promote Huntington Beach, Orange County, and California. *(I-ED 1 and I-ED 2)*

ED 2.2.2

Coordinate with the City, Huntington Beach-Fountain Valley Association of Realtors, Chamber of Commerce, conference and visitor bureau, school districts, and other business organizations to help their promotional information focus on the message that Huntington Beach is a diverse, healthy community within which to do business. *(I-ED 1 and I-ED 2)*

ED 2.2.3

Promote Huntington Beach businesses to increase their visibility and local patronage. *(I-ED 1 and I-ED 2)*

ED 2.2.4

Utilize new telecommunications technology, such as HDTV Channel 3, the internet, and Worldwide Web, to promote the City. *(I-ED 1 and I-ED 2)*

Service Provision

Objective

ED 2.3

Provide the most effective and responsive City service to the residents and customers.

Policy

ED 2.3.1

Strive to reduce all discretionary permit and licensing processing time. *(I-ED 1)*

Commercial Use

Objective

ED 2.4

Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

Policies

ED 2.4.1

Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties. *(I-ED 1)*

ED 2.4.2

Seek to capture the "new growth" businesses such as, but not limited to:

- a. telecommuting;
- b. "shop for value" or "big box" stores;
- c. entertainment-commercial developments;
- d. knowledge-based retail and entertainment-information retail uses; and
- e. high sales tax producing businesses. *(I-ED 1 and I-ED 2)*

ED 2.4.3

Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area. *(I-ED 1 and I-ED 2)*

Industrial Use

Objective

ED 2.5

Revitalize, renovate, and expand available industrial lands and facilities while attracting new industrial uses.

Policies

ED 2.5.1

Encourage and assist existing and potential industrial owners to update, modernize, and expand their industrial properties. *(I-ED 1)*

ED 2.5.2

Seek to capture “new growth” industries such as, but not limited to:

- a. “knowledge” based industries, such as research and development firms (higher technology communications and information industries);
- b. communication industry service providers and equipment manufactures which are creating the next series of consumer and utility company equipment and services;
- c. biotechnical industries;
- d. environmental technology; and
- e. point of sale industries. (*I-ED 1 and I-ED 2*)

Visitor Serving

Objective

ED 2.6

Expand and enhance the existing visitor serving uses.

Policies

ED 2.6.1

Encourage the attraction of coastal and inland visitor serving uses to offer a wider spectrum of visitor opportunities. (*I-ED 1*)

ED 2.6.2

Encourage visitor supported commercial development to concentrate in selected areas of the City, thereby creating identifiable visitor-oriented centers. (*I-ED 1 and I-ED 2*)

ED 2.6.3

Encourage the establishment of business improvement districts, composed of visitor-serving businesses, which can be used to promote the beach experience for visitors, business travelers, and conference attendees. (*I-ED 1*)

Goal

ED 3

Enhance Huntington Beach’s economic development potential through strategic land use planning and sound urban design practices.

Commercial & Industrial Nodes

Objective

ED 3.1

Maximize the economic viability of commercial and industrial use through the creation of specialized districts and nodes.

Policies

ED 3.1.1

Create differentiated clusters or nodes of retail, industrial, and office uses. (*I-LU 1 and I-ED 1*)

ED 3.1.2

Encourage the consolidation of strip commercial areas to create commercial and/or residential nodes. (*I-ED 1*)

ED 3.1.3

Encourage the creation of districts to facilitate the newly incorporated and/or small scale light industrial-commercial businesses. (*I-LU 1 and I-ED 1*)

ED 3.1.4

Encourage the development of a “big box,” “shop for value” businesses, especially along Edinger Avenue. (*I-ED 1*)

ED 3.1.5

Consider the development of a “auto mall” district, especially along Beach Boulevard. (*I-LU 1 and I-ED 1*)

ED 3.1.6

Concentrate office and mixed use nodes along the primary corridors at the public transportation routes and stops. (*I-LU 1 and I-ED 1*)

Visitor Serving Nodes

Objective

ED 3.2

Maximize the environmental quality and recreational opportunity of the beach visitor destination to continue to attract conference attendees and visitors.

Policies

ED 3.2.1

Create commercial-recreation nodes along the inland side of Pacific Coast Highway. (*I-LU 1 and I-ED 1*)

ED 3.2.2

Encourage mixed use (retail/office/residential) structures in the downtown area and at the visitor-serving nodes along Pacific Coast Highway. (I-ED 1)

ED 3.2.3

Attract visitor-serving uses near the beach in order to create better linkages between the beach and visitor supporting retail uses. (I-ED 1)

Upgrade and Modernize High Activity Nodes and District

Objective

ED 3.3

Upgrade and modernize high-activity nodes and districts.

Policies

ED 3.3.1

Work with land owners, businesses, and tenants located along the primary corridors and at the principal nodes to define the market character and to create district themes for market recognition purposes. (I-ED 1)

ED 3.3.2

Consider utilizing private and public funds to create and implement beautification programs. (I-ED 1)

IMPLEMENTATION PROGRAMS

I-ED 1

Economic Development

The Goals, Objectives, and Policies of this Element shall be implemented through the creation of an Economic Development Strategy or Strategies. The Strategy shall be prepared for adoption by the City Council. It is intended that this Element shall set forth the broad economic development policies of the City. The Economic Development Strategy, which can be amended more efficiently to reflect changing economic conditions, will contain the specific implementation measures.

I-ED 2

Edinger Corridor Study

The Goals, Objectives, and Policies of this Element shall also be implemented through the implementation of the Edinger Corridor Study. The Study has been adopted by the City Council and focuses on the economic revitalization of the Edinger Avenue regional commercial core.

I-ED 3

Economic Opportunities and Constraints Study

The Economic Opportunities and Constraints Study has been adopted by the City Council and shall be utilized in reviewing and encouraging development in the City. The Study focuses on the economic strengths of the City and points out possible constraints to economic growth.

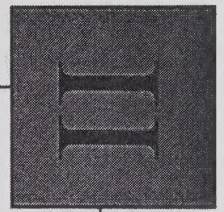
No.	Name	ADMINISTRATION																		
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	School Districts									
		CITY OF HUNTINGTON BEACH									County of Orange		Other							
		CITY OF HUNTINGTON BEACH									General Funds		Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds	
PROGRAM		RESPONSIBLE AGENCY										FUNDING SOURCE								SCHEDULE
ED-1	Economic Development Strategy			●					●				●						1 Year upon Plan Adoption *	
ED-2	Edinger Corridor Strategy			●					●				●						1 Year upon Plan Adoption *	
ED-3	Economic Opportunity and Constraints			●					●				●						1 Year upon Plan Adoption *	

* As funding permits

ECONOMIC DEVELOPMENT IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **ED**



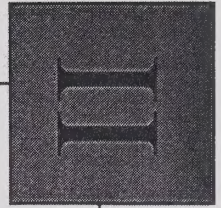
[THIS ELEMENT TO BE UPDATED SEPARATELY]

(Growth Management Element last updated April 1992, see also Planning Department)

GROWTH MANAGEMENT ELEMENT
HUNTINGTON BEACH

[THIS ELEMENT TO BE UPDATED SEPARATELY]

(Growth Management Element last updated April 1992; on file in Planning Department)



Housing Element updated March 1999
and available in the Planning Department

(Update to reflect new Regional Housing Needs Assessment figures
is currently underway)

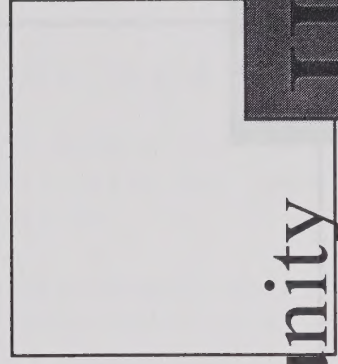
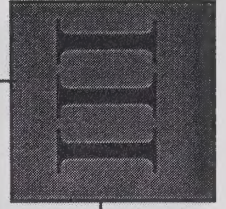
HOUSING ELEMENT HUNTINGTON BEACH

**Housing Element updated March 1999
and available in the Planning Department**

(Update to reflect new Regional Housing Needs Assessment figures
is currently underway)

GENERAL PLAN HUNTINGTON BEACH

Infrastructure and Community Services Chapter



STATUTORY REQUIREMENTS

Government Code Section 65099.1 requires a circulation element in every general plan.

A circulation element consisting of the general location, and extent of any proposed major thoroughfare transportation facility, transit facility, and other local public facilities and facilities, if consistent with the local jurisdiction's general plan.

The purpose of the Huntington Beach Circulation Element is to evaluate the transportation needs of the City and provide a comprehensive transportation plan to accommodate the needs. This effectively means that the purpose of this element is not to be a comprehensive transportation plan, but rather a plan that sets forth the general location, and extent of any proposed major thoroughfare transportation facility, transit facility, and other local public facilities and facilities, if consistent with the local jurisdiction's general plan.

The public works and facilities department is required to prepare the Public Facilities and Public Services and the Circulation Element.

TECHNICAL SYNOPSIS

A. ELEMENTS OF THE STREET AND HIGHWAY SYSTEM

1. Street and Highway

A city's circulation system is comprised of a wide range of transportation facilities, which serve both local and regional mobility and land access. Mobility is defined as providing the ability for individuals to travel between their points of origin. Land access is defined as providing access to properties of the local jurisdiction of all major thoroughfares, or highway systems. A circulation element is typically comprised of facilities that complement either mobility or access or varying degrees. The following types of facilities are typically defined:

Facility Type	Definition
Regional	Very high mobility with limited access to regional centers and the ability to connect local areas.
Arterial	High mobility with access to regional centers and the ability to connect local areas.
Collector	Local mobility connecting local centers with arterials and provides good access to regional land use.
Local	Local mobility but provides very good access to regional land use and connects streets.

CIRCULATION ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

Government Code Section 65302(b) requires a circulation element in all city general plans, as follows:

A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The purpose of the Huntington Beach Circulation Element is to evaluate the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. How effectively goods and people move about in a community is one of the most pervasive issues a locality must address. This issue affects land use, urban design, energy consumption, air quality, and the City's infrastructure. Addressed not only at the local level, circulation decisions must be coordinated with regional, state, and federal agencies, as well as with neighboring communities.

The public utilities and facilities component is discussed in the Public Facilities and Public Services and the Utilities Elements.

TECHNICAL SYNOPSIS

A. ELEMENTS OF THE STREET AND HIGHWAY SYSTEM

1. Streets and Highways

A city's vehicular system is composed of a wide range of transportation facilities which serve two basic functions: mobility and land access. Mobility is defined as providing the ability for motorists to travel between their points of interest. Land access is defined as providing access to properties at the final destination which may include parking or driveway access. A circulation element is typically composed of facilities that emphasize either mobility or access of varying degrees. The following types of facilities are typically defined:

<u>Facility Type</u>	<u>Definition</u>
Freeway	Very high mobility with limited access to arterial streets and no access to adjacent land uses.
Arterial	High mobility with access to collectors, some access to local streets and major traffic generators.
Collector	Limited mobility connecting local streets with arterials; also provides good access to adjacent land uses.
Local	Limited mobility but provides very good access to adjacent land uses and collector streets.

Circulation systems are designed with the above hierarchy of streets largely as a means of achieving the goal of mobility and access in an efficient manner. Existing roadway classifications utilized in the City include "Freeway," "Principal Arterial," "Major Arterial Street," "Primary Arterial Street," "Secondary Arterial Street," and "Collector." Any street or alley not classified as a collector, secondary, primary, major, principal, or freeway is classified as a local street.

2. Regional Access

Regional and inter-regional access for the City of Huntington Beach is provided by a system of freeway, major and local arterials. The San Diego Freeway (I-405) is the major north-south freeway that provides regional access to coastal cities in both Orange and Los Angeles Counties. The San Diego Freeway (I-405) crosses along the northern portion of the City.

Pacific Coast Highway (State Route 1) extends parallel with the coast along the western portion of the City. Pacific Coast Highway provides regional access from the City of Newport Beach to the south and the City of Seal Beach to the north.

Beach Boulevard (State Route 39) begins at Pacific Coast Highway and extends northward through the cities of Westminster, Garden Grove, Buena Park, and Anaheim. Beach Boulevard has been designated as a "Smart Street Corridor" by the Orange County Transportation Authority (OCTA).

3. Description of the Existing Circulation System

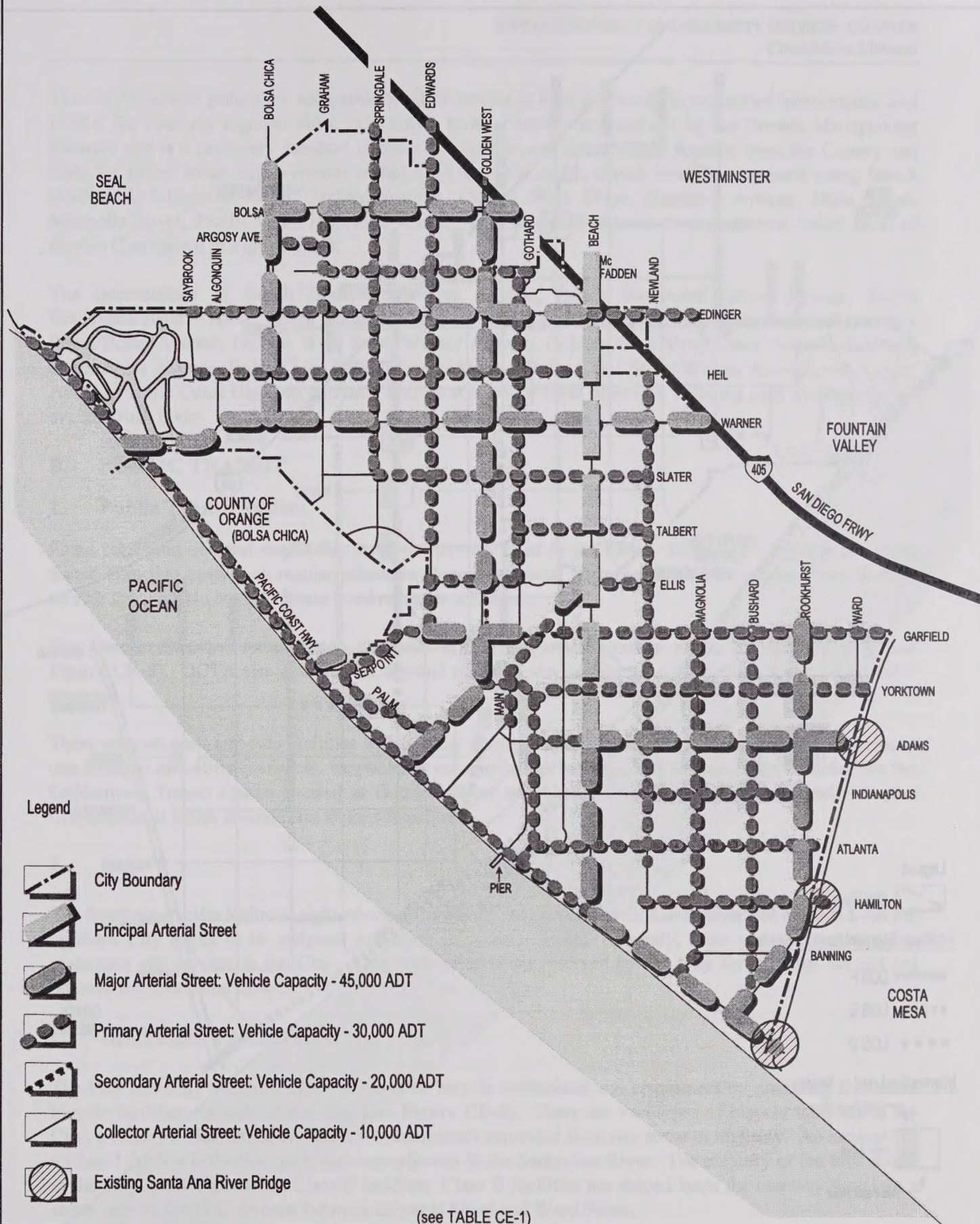
The existing circulation network in the City of Huntington Beach is primarily developed as a grid system (see **Figure CE-1**). Due to natural barriers such as the Bolsa Chica wetlands and the Santa Ana River, the grid system becomes discontinuous.

The primary north-south streets extending from the San Diego Freeway (I-405) are Bolsa Chica Street, Springdale Street, Edwards Street, Golden West Street, Gothard Street, Beach Boulevard, Newland Street, Magnolia Street, Bushard Street, and Brookhurst Street. These facilities carry volumes of traffic in the 20,000 to 65,000 vehicles per day range.

Major east-west streets include Bolsa Avenue, McFadden Avenue, Edinger Avenue, Heil Avenue, Warner Avenue, Slater Avenue, Talbert Avenue, Ellis Avenue, Garfield Avenue, Yorktown Avenue, Adams Avenue, Indianapolis Avenue, Atlanta Avenue, Hamilton Avenue, and Pacific Coast Highway. These facilities carry volumes of traffic in the 10,000 to 50,000 vehicles per day range.

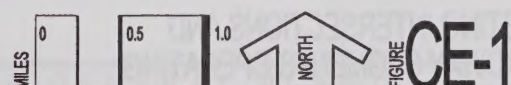
4. Service Level Concept

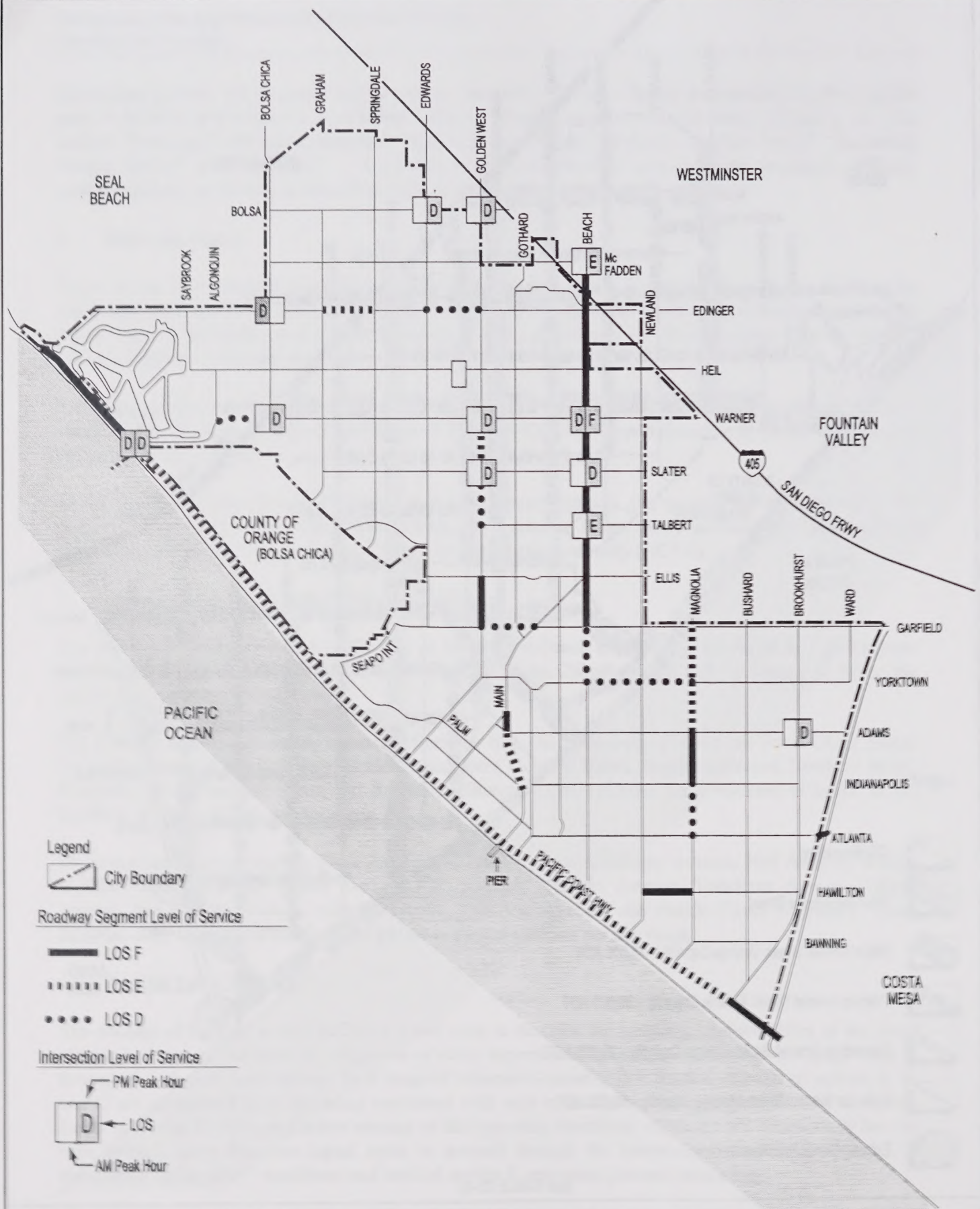
The concept of level of service (LOS) is a tool used to describe the operating characteristics of the street system in terms of the level of congestion or delay experienced by traffic. Service levels range from A through F with each level defined by a range of volume-to-capacity (V/C) ratios. Levels of service A, B, and C are considered good operating conditions with only minor delays being experienced by motorists. Level of service D represents below average or fair operating conditions where drivers occasionally have to wait through more than one signal cycle to proceed through the intersection. Level of service E is considered "at-capacity" conditions and level of service F represents jammed conditions.



EXISTING NETWORK OF ARTERIAL STREETS AND HIGHWAYS

CITY OF HUNTINGTON BEACH GENERAL PLAN





EXISTING INTERSECTIONS AND
ROADWAY SEGMENTS OPERATING
BELOW LEVEL OF SERVICE C

CITY OF HUNTINGTON BEACH GENERAL PLAN

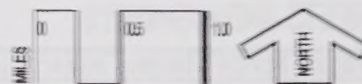


FIGURE **CE-2**

The City's current policy for acceptable level of service is D at traffic-signal controlled intersections and LOS C for roadway segment links. The City's level of service is mandated by the Growth Management Element and is a necessary standard in order to maintain and obtain future funding from the County and State for future street improvements within the City. Currently, certain roadway segments along Beach Boulevard, Edinger Avenue, Garfield Avenue, Golden West Street, Hamilton Avenue, Main Street, Magnolia Street, Pacific Coast Highway, Warner Avenue, and Yorktown Avenue operate below level of service C as shown in **Figure CE-2**.

The intersections of Beach Boulevard/Edinger Avenue, Beach Boulevard/Warner Avenue, Beach Boulevard/Slater Avenue, Beach Boulevard/Ellis Avenue, Brookhurst Street/Adams Avenue, Golden West Street/Bolsa Avenue, Golden West Street/Warner Avenue, Golden West Street/Slater Avenue, Edwards Street/Bolsa Avenue, Bolsa Chica Street/Edinger Avenue, Bolsa Chica Street/Warner Avenue, and Warner Avenue/Pacific Coast Highway currently operate at or below level of service D during peak morning and/or evening rush hours.

B. PUBLIC TRANSIT

1. Public Transit System

Fixed route and demand responsive services currently exist in the City. Fixed route services are those transit lines that operate on regular schedules along a set route. Demand responsive services have defined service areas but do not operate on fixed routes or schedules.

The Orange County Transportation Authority (OCTA) operates nineteen routes through the City (see **Figure CE-8**). OCTA also operates the demand response services for the City through the "Dial-A-Ride" program.

There are two park-and-ride facilities which allow commuters to meet and park their personal vehicles at one location and utilize carpools, vanpools, or commuter bus service. The park-and-ride facilities are the Goldenwest Transit Center located at Gothard Street and Center Avenue and the McDonnell Douglas Corporation at Bolsa Avenue and Bolsa Chica Street.

2. Rail

The Southern Pacific Railroad right-of-way is generally located east of Gothard Street and extends from the northern City limits to its endpoint just north of Acacia Street. Presently, there is no plan to provide commuter rail service to the City. This corridor is being reserved by the City for a future but not yet planned transportation facility.

C. BICYCLE FACILITIES

The City currently acknowledges the needs of bicycle enthusiasts and commuters by providing numerous bicycle facilities throughout the City (see **Figure CE-9**). There are two types of bicycle facilities in the City; a Class I facility is for bicycle travel completely separated from any street or highway. An example of a Class I facility is the bike path that runs adjacent to the Santa Ana River. The majority of the bike routes in the City are designated as Class II facilities; Class II facilities are striped lanes for one-way travel on a street such as Garfield Avenue between Edwards Street and Ward Street.

D. EQUESTRIAN FACILITIES

Unlike bicycle facilities, equestrian facilities must be separated from vehicular traffic. The demand for equestrian facilities is linked to the preservation of the rural character of the community. The Huntington Central Park Equestrian Center is a facility that provides equestrian access to Central Park as well as planned trails connecting to Harriett M. Weider Regional Park. Equestrian trails are also located within the Ellis-Golden West Quarter Section (see **Figure CE-11**). The Quarter Section contains detached estate single family residential with internal and perimeter equestrian trails.

E. AVIATION/WATERWAY FACILITIES

There are five existing heliports located within the City. These helicopter facilities are used primarily for air ambulance, business, emergency, and police uses. The five heliports are located at McDonnell Douglas Corporation (Bolsa Chica Street at Bolsa Avenue), Guardian Center (Beach Boulevard at Warner Avenue), Police Station at Goldenwest Street and Talbert Avenue, Cal Resources at Pacific Coast Highway (between Seapoint Street and Warner Avenue), and the Civic Center (Main Street at Yorktown Avenue).

The existing waterways in the City include the Huntington Harbour and the Orange County Sunset Aquatic Marina (see **Figure CE-10**). The primary use of these facilities is for recreational boating.

F. FUTURE CONDITIONS

The existing land uses in the City of Huntington Beach generate a total of 1,860,000 daily vehicle trip ends which when distributed over the existing roadway network result in traffic volumes currently experienced on the streets in Huntington Beach. The build-out (year 2010) of the land uses included in the General Plan Land Use Element will significantly increase the total number of daily trips generated in the City.

In order to forecast future year 2010 traffic volume conditions and to evaluate alternative land use and circulation systems, a travel demand forecasted model was used. A microcomputer based model was developed using TRANPLAN software and it was designated as the Santa Ana River Area (SARA) traffic model. This traffic model is based on the regional model Orange County Traffic Analysis Model (OCTAM) developed by Southern California Association of Governments (SCAG) and the Huntington Beach Orange County Traffic Analysis Model (HOCTAM) developed by City staff. Year 2010 traffic volume forecasts were based on the land uses proposed in the Land Use Element including Land Use Policy 2.1.4, which is a policy to limit future development based on the capacity of the City's infrastructure.

The future baseline traffic model utilizes the County's Master Plan of Arterial Highways (MPAH) network and assumes the roadways in the network are built-out to the roadway standards for that particular classification of roadway (e.g. major highways would be fully constructed with 120 feet of right-of-way and 84 feet of pavement). The future baseline network assumes that a modified two lane Bolsa Chica Street extension (Cross-Gap Connector) is constructed and the proposed Garfield Avenue and Banning Avenue bridges are both not constructed. The Cross-Gap connector is included because this roadway segment is critical for local fire and police protection services. The bridges are excluded because their exclusion reflects Huntington Beach City Council current policy decisions and sentiment.

With the proposed Land Use Element, it is expected there will be an increase of approximately 226,000 daily vehicle trip ends. This constitutes an approximate total of 2,086,000 daily vehicle trip ends which is approximately a 12.1 percent increase in daily vehicle trips.

The primary locations where significant roadway capacity deficiencies are expected to occur at year 2010 are in the areas in the northern section of the City near the San Diego Freeway and at the eastern portion of the City adjacent to the Santa Ana River. Also, it is expected that thirteen traffic signal controlled intersections are predicted to operate below level of service D in year 2010 without implementation of the roadway system described in the policy section of this Element.

The potential increase in total citywide trip generation is based on the Land Use Alternative (GPAC 3) at 2010 build-out. The potential build-out will require major improvements to the transportation system, such as the implementation of roadways that may be proposed in the future and completion of those partially implemented improvements in transit service, implementation of the City's transportation demand management program and implementation of programs to reduce the potential for negative impacts on residential areas. The policies and programs included in the Circulation Element have been designed to provide a transportation network with adequate capacity to accommodate the build-out of the Land Use Element and include mechanisms to monitor and maintain acceptable traffic conditions over time as development occurs.

In order to remain eligible to receive Measure M funds and Congestion Management Plan funds (Prop. 111), the City of Huntington Beach has kept certain elements of the Master Plan of Arterial Highways (MPAH) on the 2010 Circulation Plan of Arterial Highways. These items include the proposed Santa Ana River Bridge Crossings and the Bolsa Chica Cross Gap Connector. These elements are required to remain on the City's Circulation Plan of Arterial Highways to maintain consistency with the Orange County Master Plan of Arterial Highways (OCMPAH). In addition, the City has included its Circulation Plan of Arterial Streets and Highways in the General Plan (see Figure CE-13). As of 1995, Measure M and Congestion Management Plan funds exceeded of \$3,000,000.00 per year.

In addition, the Orange County Transportation Authority and surrounding cities are currently participating in a cooperative study to discuss the appropriateness of certain elements of the OCMPAH. The elements include, but are not limited to, such roadway segments as the Santa Ana River Bridge Crossings. The current OCMPAH was adopted assuming a mix of land uses based upon the adopted Land Use Elements that were in place for the County and each surrounding City. Since that time, the County and the surrounding Cities have adopted amendments to the land use designations or made strong commitments to their citizens regarding certain roadway segments of the OCMPAH. For example, the Huntington Beach City Council unanimously adopted Resolution Number 6544 on November 1, 1993, which recommended that the County initiate the process to remove the 19th Street/ Banning Avenue and the Geisler Avenue/Garfield Avenue bridges from the OCMPAH. The County has undertaken this issue by the formulation of the Santa Ana River Crossings Cooperative Study. These actions along with the Cooperative Study will necessitate additional review, traffic studies, and environmental review that possibly will require modifications to the OCMPAH. OCTA has indicated that upon completion of the update of the Huntington Beach General Plan and the review of the general plans of surrounding cities, the OCMPAH is scheduled to be updated. At that time, some of the current roadway segments are likely to be modified or deleted. Due to these uncertainties, future land use planning and transportation planning will be based upon the changes that surrounding jurisdictions have made to their respective Land Use and Circulation Elements. The potential changes will be based upon the information gathered from the recommendations made by the cooperative study on the Santa Ana River Bridge Crossings. Therefore, there is the possibility that the OCMPAH road segments may never be constructed.

ISSUES

1. Traffic congestion exists on several arterials and intersections within the City. Beach Boulevard experiences congestion along almost its entire length and at several major intersections. Pacific Coast Highway also experiences congestion during weekday peak hours and weekends. (*CE 1.2.1, CE 2.1.1, CE 2.1.2, and CE 2.1.3*)
2. Parking shortages are experienced along Pacific Coast Highway and in the downtown area during the peak summer season. (*CE 5.1.1 and CE 5.1.2*)
3. Alternative modes of transportation could provide a smoother link to Central Orange County and beyond. (*CE 3.1.1, CE 3.1.2, CE 3.1.4, CE 3.1.5, CE 3.1.6, and CE 3.1.7*)
4. Discourage commuter or by-pass through traffic from entering residential areas. (*CE 2.2.1 and CE 2.2.2*)
5. Future design of the circulation system should focus upon the safety of the pedestrian, bicyclist, and motorist. (*CE 6.1.1, CE 6.1.2, and CE 6.1.5*)
6. The City's circulation system should be maintained at the highest level possible to decrease congestion, ensure safety, and ensure the ability of the City's emergency services to respond to emergency situations. (*CE 1.3.1, CE 6.1, CE 2.1.1, and CE 2.1.2*)
7. Traffic generated from the buildout of the City's land uses may negatively impact surrounding cities. (*CE 1.1.2 and CE 1.1.3*)
8. Congestion may impede the ability of the City's emergency services to respond in a timely manner. (*CE 1.3.1 and CE 2.4.1*)
9. The unilateral deletion of City street segments from the Master Plan of Arterial Highways system by the City could result in the loss of measure M funds (**See Figure CE 3**).



DKS Associates, 1994
Amended June 1998
Amended October 2002

(See TABLE CE-3)

POTENTIAL FOR 2010 CIRCULATION PLAN OF ARTERIAL HIGHWAYS *

CITY OF HUNTINGTON BEACH GENERAL PLAN



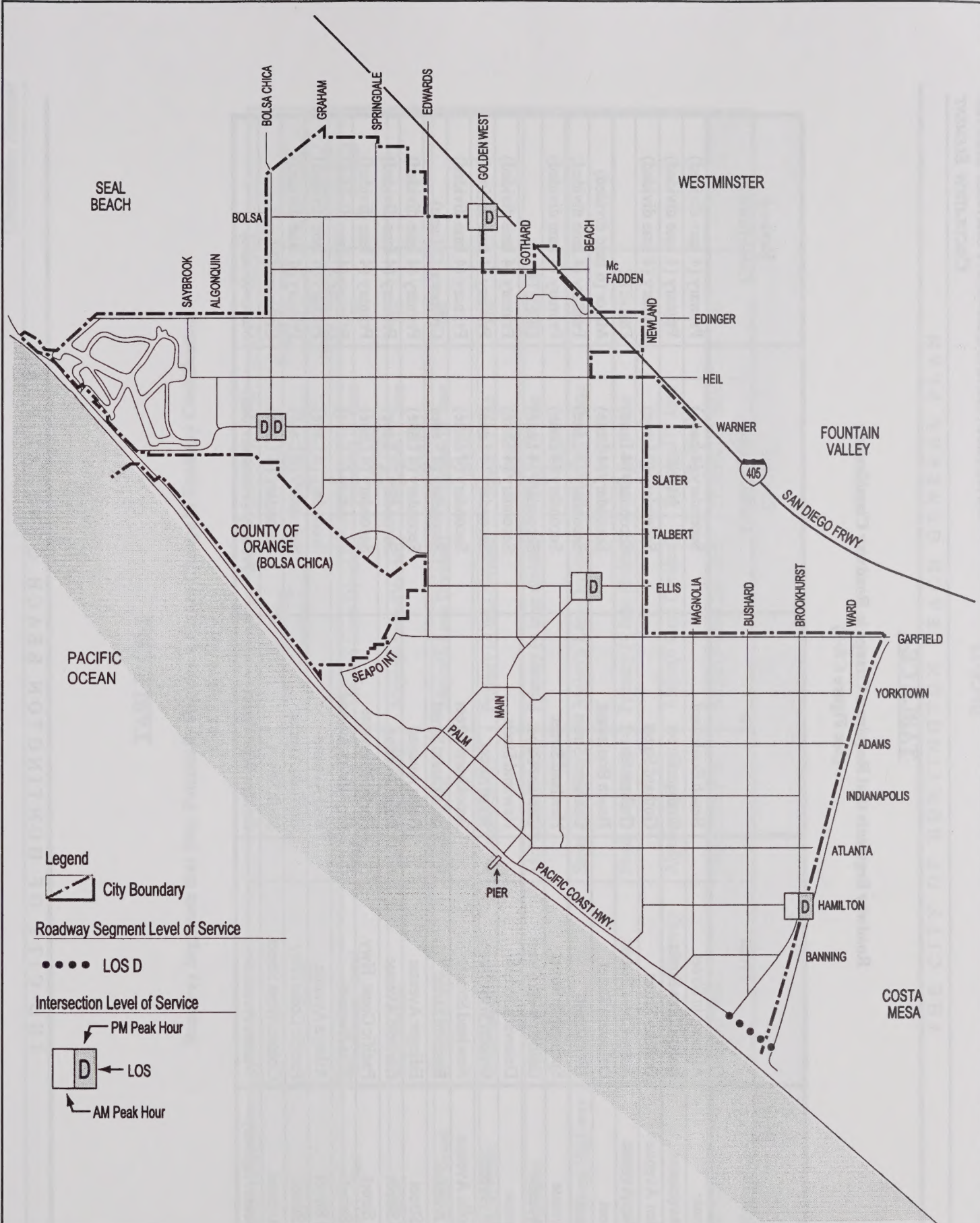
FIGURE **CE-3**

LEGEND

← (X) Number of Lanes

PROPOSAL CRITICAL INTERSECTION LANE CONFIGURATION

CITY OF HUNTINGTON BEACH GENERAL PLAN



INTERSECTIONS AND ROADWAY SEGMENTS OPERATING BELOW LEVEL OF SERVICE C POST GENERAL PLAN IMPLEMENTATION

CITY OF HUNTINGTON BEACH GENERAL PLAN

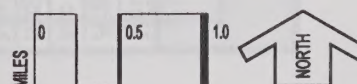


FIGURE CE-5

TABLE CE-1

**Roadway Segments that Require a Change in Roadway Classification
(See Figure CE-1)**

Roadway	From	To	Existing Classification	Revised Classification
Heil Avenue	Algonquin Street	Beach Boulevard	Secondary (4 Lane)	Primary (4 lane divided)
Argosy Avenue	Bolsa Chica Street	Graham Street	NONE	Primary (4 lane divided)
Mc Fadden Avenue	Graham Street	Gothard Street	Secondary (4 Lane)	Primary (4 lane divided)
Mc Fadden Avenue	Bolsa Chica Street	Graham Street	Secondary (4 Lane)	DELETE
Main Street	Delaware Street	Beach Boulevard	Secondary (4 Lane)	Major (6 lane divided)
Main Street	17th Street	Delaware Street	Secondary (4 Lane)	Primary (4 lane divided)
Slater Avenue	Springdale Street	Newland Street	Secondary (4 Lane)	Primary (4 lane divided)
Talbert Avenue	Golden West Street	Gothard Street	Secondary (4 Lane)	DELETE
Ellis Avenue	Delaware Street	Newland Street	Secondary (4 Lane)	Primary (4 lane divided)
Yorktown Avenue	Golden West Street	Ward Street	Secondary (4 Lane)	Primary (4 lane divided)
Indianapolis Avenue	Newland Street	Brookhurst Street	Secondary (4 Lane)	Primary (4 lane divided)
Banning Avenue	Bushard Street	Brookhurst Street	Secondary (4 Lane)	Collector (2 Lane)
Graham Street	Edinger Avenue	Bolsa Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Edwards Street	Garfield Avenue	Bolsa Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Seapoint Street	Pacific Coast Hwy	Garfield Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Gothard Street	Ellis Avenue	McFadden Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Newland Street	Atlanta Avenue	Heil Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Bushard Street	Pacific Coast Hwy	Garfield Avenue	Secondary (4 Lane)	Primary (4 lane divided)
Orange Avenue	Golden West Street	Sixth Street	Secondary (4 Lane)	Collector (2 lane)
Pacific Coast Highway	Warner Avenue	Golden West Street	Primary (4 lane divided)	Major (6 lane)

TABLE CE-2

**Roadway Segments that May Potentially Require a Future Change in Roadway Classification
(See Figure CE-3)**

Roadway	From	To:	Existing Classification	Potential Classification	Right of way Acquisition Required?	Estimated Right of Way Required
Adams Avenue	Brookhurst Street	East City Limit	Major(6 Lane Divided)	Principal (8 lane divided)	Yes	2' x 1800'
Beach Blvd.	Ellis Avenue	Yorktown Avenue	Major(6 Lane Divided)	Principal (8 lane divided)	No	
Bolsa Chica Street	Edinger Avenue	Rancho Road	Major(6 Lane Divided)	Principal (8 lane divided)	No	
Garfield Avenue	Delaware Street	Magnolia Street	Primary (4 lane divided)	Major (6 lane divided)	No	
Gothard Street	Heil Avenue	McFadden Avenue	Primary (4 lane divided)	Major (6 lane divided)	No	
Pacific Coast Highway	Beach Blvd.	Santa Ana River	Major(6 Lane Divided)	Principal (8 lane divided)	No	
Springdale Street	McFadden Avenue	North City Limit	Primary (4 lane divided)	Major (6 lane divided)	No	
Warner Avenue	Pacific Coast Highway	Algonquin Street	Major(6 Lane Divided)	Principal (8 lane divided)	No	
Warner Avenue	Gothard Street	Magnolia Street	Major(6 Lane Divided)	Principal (8 lane divided)	No	

TABLE CE-3
Proposed Critical Intersection Improvements
for Build-Out Year 2010 Conditions

No.	Location	Existing Intersection Geometry												Proposed Year 2010 Intersection Geometry												Required Year 2010 Intersection Geometry												No ROW Required	Estimated ROW
																																							Required (Sq. Ft.)
		NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB														
		L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R								
1.	Adams Ave/Brookhurst	2	3	0	2	3	0	2	3	0	2	3	0	2	3	0	2	3	0	2	3	0	2	3	0	2	2	1	2	3	0	2	4	0	2	4	0	* 22' x 600' East Leg	
2.	Adams Ave/Magnolia S	1	2	0	1	2	0	1	3	0	1	3	0	1	2	0	1	3	0	1	3	0	1	3	0	1	3	0	1	3	0	1	3	0	1	3	0	X**	
3.	Beach Blvd/Warner Av	2	3	0	2	3	0	2	3	1	2	3	0	2	4	0	2	4	0	2	3	1	2	3	0	2	4	1	2	4	1	2	3	1	2	3	1	X	
4.	Beach Blvd/Edinger Av	2	3	1	2	4	2	2	2	1	1	2	0	2	4	0	2	4	2	2	2	1	1	2	0	2	4	0	2	4	2	2	3	1	1	3	1	X	
5.	Beach Blvd/Ellis Ave	1	3	0	1	3	0	2	1	1	1	2	1	1	4	0	1	4	0	2	2	1	1	2	1	1	4	0	2	4	0	2	2	0	1	3	0	X*	
6.	Beach Blvd/Slater Ave	1	3	0	1	3	0	1	2	0	1	2	0	1	4	0	1	4	0	1	2	0	1	2	0	1	4	0	2	4	0	1	3	0	2	4	0	22' x 1200' E & W Leg	
7.	Bolsa Ave/Golden West	2	3	0	1	3	0	1	2	1	2	3	1	2	3	0	1	3	0	2	3	0	2	3	1	2	4	0	1	4	0	2	4	0	2	3	1	* 8' x 1200' South Leg	
8.	Brookhurst St/Hamilton	1	3	0	1	3	0	1	3	0	1	2	1	1	3	0	1	3	0	1	3	0	1	2	1	1	3	0	2	2	0	1	3	0	1	3	0	X	
10.	Edinger Ave/Springdal	1	2	0	1	2	0	1	3	0	1	2	1	1	2	0	1	2	0	1	3	0	1	2	1	1	3	0	1	3	0	1	3	0	1	2	1	X	
11.	Golden West St/Slater A	1	2	1	1	3	0	1	2	0	1	2	0	1	2	1	1	3	0	1	2	0	1	2	0	2	3	0	2	3	0	1	2	0	1	2	0	X	
12.	Golden West St/Warner	1	2	1	1	2	1	2	3	0	2	3	0	1	2	1	1	2	1	2	3	0	2	3	0	2	3	0	1	3	0	2	3	0	2	3	0	X	
13.	PCH/Warner Ave	1	2	1	2	2	0	0	2	0	1	1	2	1	2	1	2	2	0	0	2	0	1	1	2	0	3	1	2	2	0	0	2	0	2	0	3	X	

ROW = Right-of Way

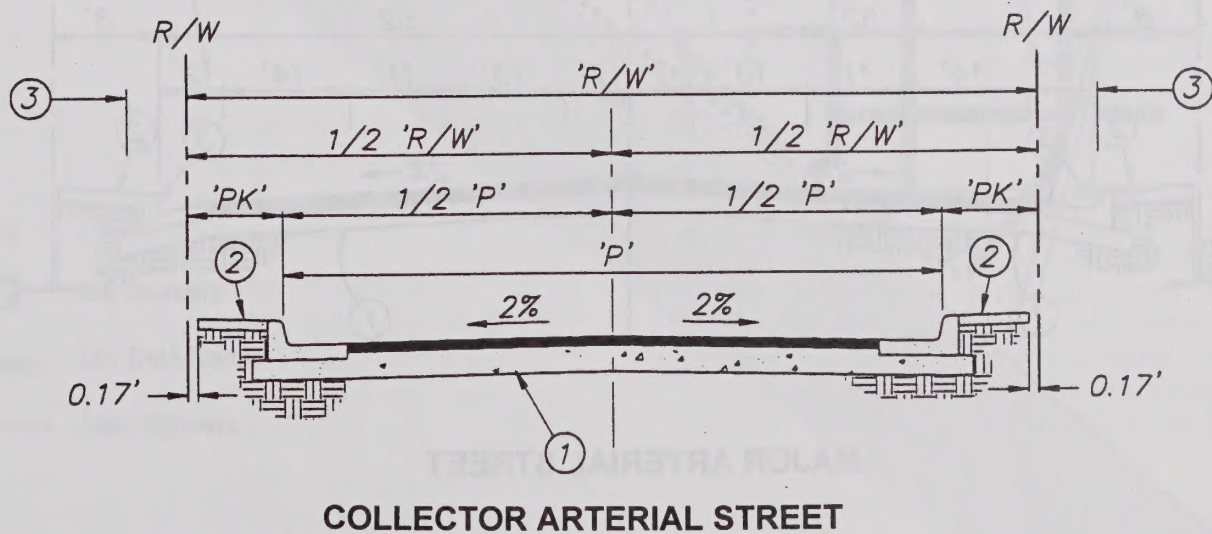
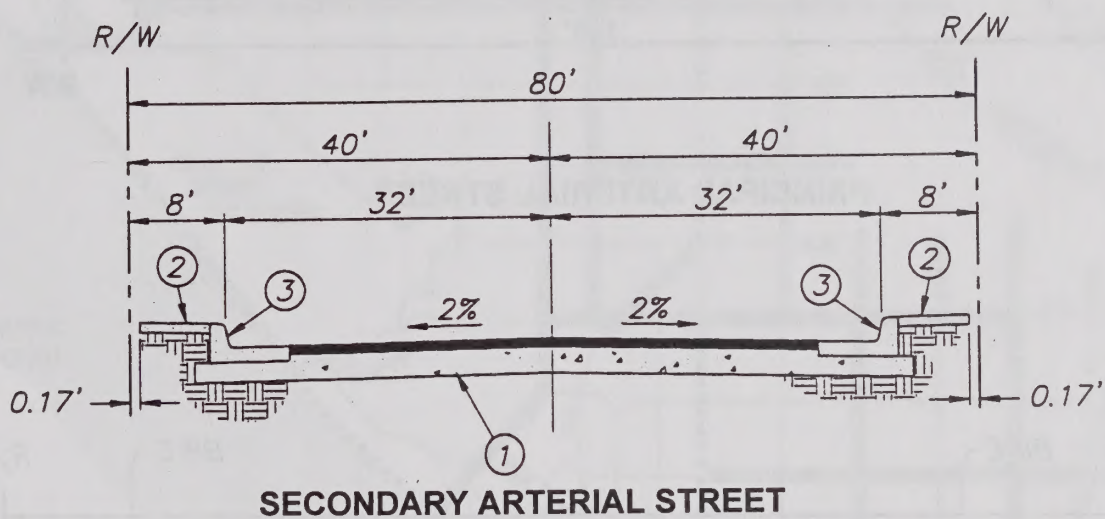
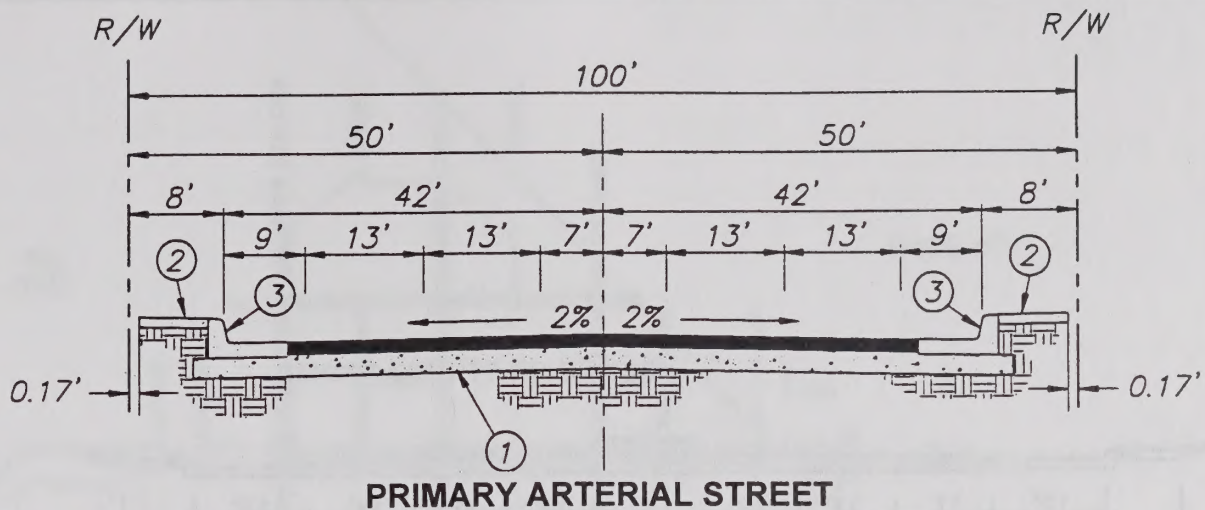
L - Left turn lane

T - Through lane

R - Right turn lane

*Based on Operational Analysis.

**Remove north and south bike lanes at intersection.

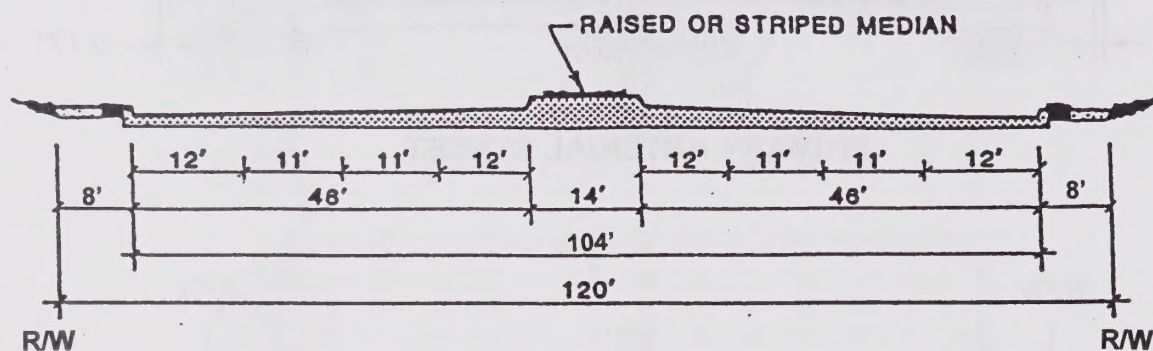


(see CE 12.1)

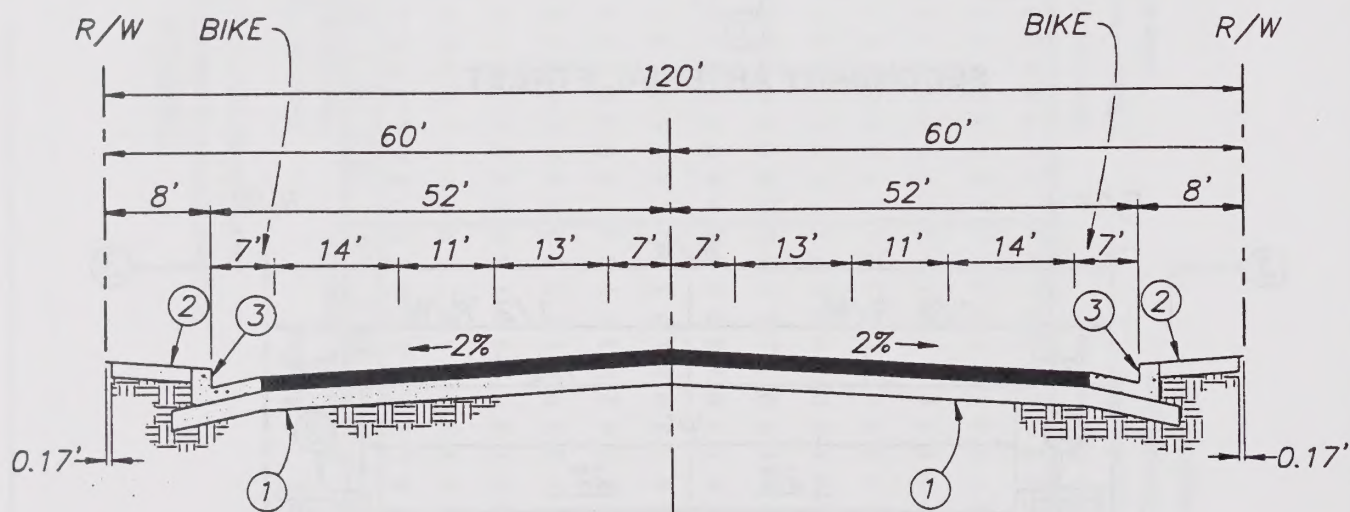
TYPICAL ROADWAY SECTIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN

FIGURE **CE-6a**



PRINCIPAL ARTERIAL STREET



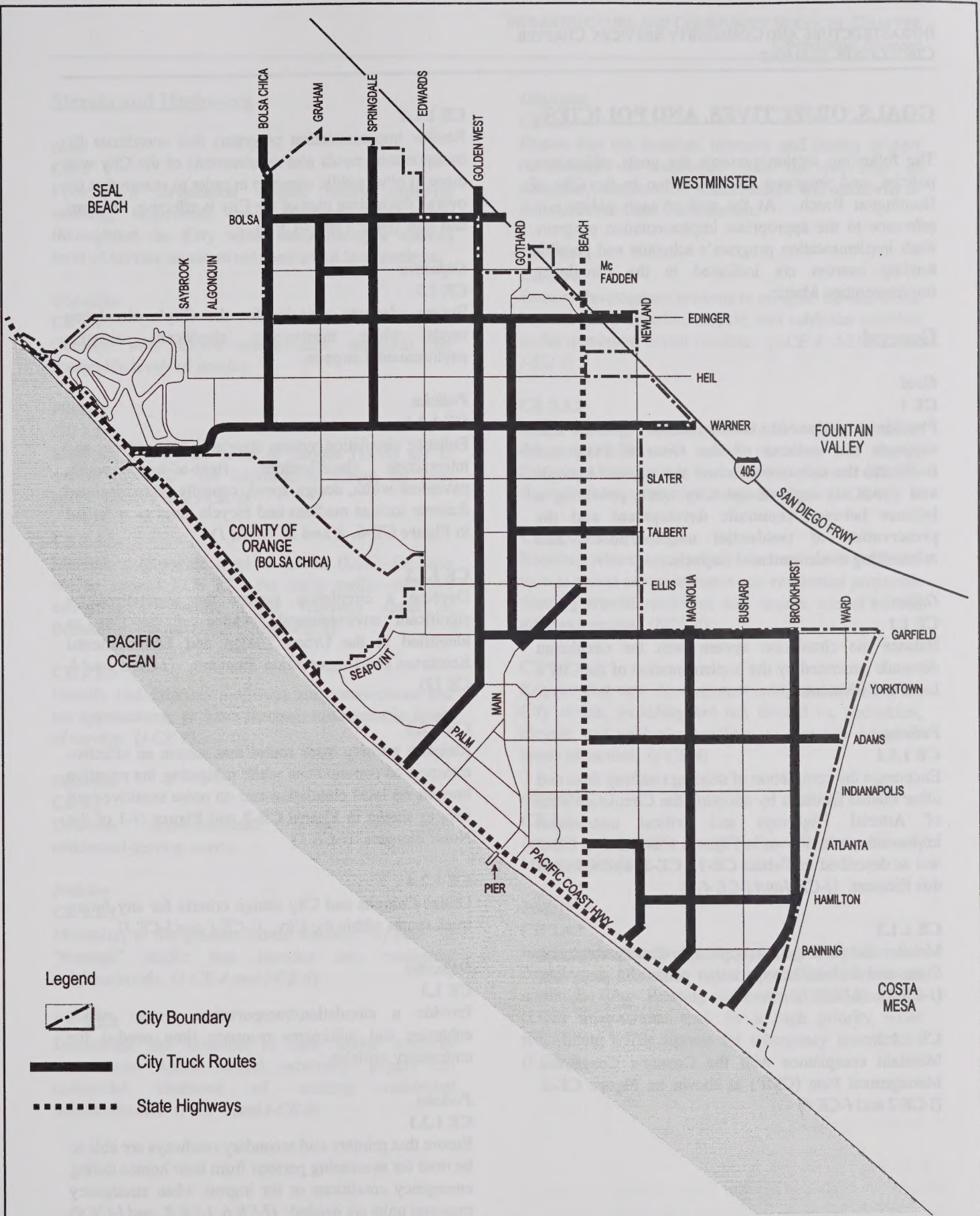
MAJOR ARTERIAL STREET

(see CE1.2.1)

TYPICAL ROADWAY SECTIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN

FIGURE **CE-6b**



TRUCK ROUTES

CITY OF HUNTINGTON BEACH GENERAL PLAN

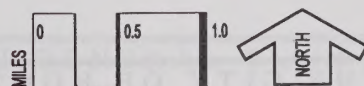


FIGURE **CE-7**

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Circulation in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Circulation Implementation Matrix.

General

Goal

CE 1

Provide a balanced transportation system that supports the policies of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

Objective

CE 1.1

Balance the circulation system with the circulation demands generated by the implementation of the City's Land Use Element.

Policies

CE 1.1.1

Encourage the completion of missing roadway links and other related facilities by adopting the Circulation Plan of Arterial Highways and critical intersection improvements as shown in **Figures CE-3, CE-4, CE-5** and as described in **Tables CE-1, CE-2, and CE-3** of this Element. (*I-CE 1 and I-CE 4*)

CE 1.1.2

Monitor and participate in applicable County, Regional, State, and Federal transportation plans and proposals. (*I-CE 2 and I-CE 3*)

CE 1.1.3

Maintain compliance with the County's Congestion Management Plan (CMP) as shown on **Figure CE-3**. (*I-CE 2 and I-CE 4*)

CE 1.1.4

Review implementation programs that coordinate the transportation needs and requirements of the City with those of other public agencies in order to ensure that the overall circulation plan of the City is effective, efficient, and safe. (*I-CE 3 and I-CE 4*)

Objective

CE 1.2

Ensure adequate capacity for the City's circulation needs while minimizing significant negative environmental impacts.

Policies

CE 1.2.1

Enhance circulation system standards for roadway and intersection classifications, right-of-way width, pavement width, design speed, capacity and associated features such as medians and bicycle lanes as specified in **Figure CE-6, A and B**. (*I-CE 1*)

CE 1.2.2

Develop a circulation system that capitalizes on significant environmental features of the City as identified in the Urban Design and Environmental Resources and Conservation Elements. (*I-CE 5 and I-CE 12*)

CE 1.2.3

Maintain primary truck routes that sustain an effective transport of commodities while mitigating the negative impacts on local circulation and on noise sensitive land uses as shown in **Figure CE-7** and **Figure N-1** of the Noise Element. (*I-CE 1*)

CE 1.2.4

Utilize Caltrans and City design criteria for any future truck routes within the City. (*I-CE 1 and I-CE 3*)

Objective

CE 1.3

Provide a circulation/transportation system which enhances and minimizes response time needed for emergency vehicles.

Policies

CE 1.3.1

Ensure that primary and secondary roadways are able to be used for evacuating persons from their homes during emergency conditions or for ingress when emergency response units are needed. (*I-CE 6, I-CE 8, and I-CE 9*)

Streets and Highways

Goal

CE 2

Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Objective

CE 2.1

Comply with City's performance standards for acceptable levels of service.

Policies

CE 2.1.1

Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours. (I-CE 1 and I-CE 4)

CE 2.1.2

Maintain a city-wide level of service (LOS) for links not to exceed LOS "C" for daily traffic with the exception of Pacific Coast Highway south of Brookhurst Street. (I-CE 1 and I-CE 4)

CE 2.1.3

Identify and improve roadways and intersections that are approaching, or have reached, unacceptable levels of service. (I-CE 1)

Objective

CE 2.2

Decrease non-residential traffic on local residential-serving streets.

Policies

CE 2.2.1

Minimize, to the greatest extent feasible, "by-pass" or "through" traffic that intrudes into residential neighborhoods. (I-CE 4 and I-CE 6)

CE 2.2.2

Discourage the creation of new major roadway connections which would adversely impact the residential character of existing residential neighborhoods. (I-CE 4 and I-CE 6)

Objective

CE 2.3

Ensure that the location, intensity and timing of new development is consistent with the provision of adequate transportation infrastructure and standards as defined in the Land Use Element.

Policies

CE 2.3.1

Require development projects to mitigate off-site traffic impacts and pedestrian, bicycle, and vehicular conflicts to the maximum extent feasible. (I-CE 4, I-LU 3, and I-LU 4)

CE 2.3.2

Limit driveway access points and require adequate driveway widths onto arterial roadways and require driveways be located to ensure the smooth and efficient flow of vehicles, bicycles and pedestrians. (I-CE 4)

CE 2.3.3

Require, where appropriate, an irrevocable offer of mutual access across adjacent non-residential properties fronting arterial roadways and require use of shared driveway access. (I-CE 4)

CE 2.3.4

Require that new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service. (I-CE 4)

Objective

CE 2.4

Ensure compliance with the City's Growth Management Plan.

Policy

CE 2.4.1

Install preemptive emergency signaling devices for each direction at all traffic signal controlled intersections within the City. Existing unacceptable level of service (LOS) intersections shall be a high priority when retro-fitting traffic signals for emergency preemption. (I-CE 8)

Public Transportation

Goal

CE 3

Develop a balanced and integrated multi-modal transportation system.

Objective

CE 3.1

Increase the mass transit opportunities available to Huntington Beach residents in order to reduce traffic impacts on streets and highways and improve air quality.

Policies

CE 3.1.1

Encourage and support the various public transit agencies and companies, ride sharing programs, and other incentive programs, that allow residents to utilize forms of transportation other than the private automobile. (*I-CE 7 and I-CE 8*)

CE 3.1.2

Augment the existing bus routes with any new bus routes designated in the Orange County Transportation Authority (OCTA) Future Transit Needs Study as shown in **Figure CE-8**. (*I-CE 3*)

CE 3.1.3

Continue to reserve the abandoned rail right-of-way for a future transportation use such as a transit or bicycle facility. (*I-CE 3 and I-CE 4*)

CE 3.1.4

Explore the possibility of a transportation center located in the vicinity of the downtown commercial area. (*I-CE 3*)

CE 3.1.5

Work with OCTA in pursuing a future urban rail transit system that services the City of Huntington Beach. (*I-CE 3*)

CE 3.1.6

Require proposed heliports/helistops to comply with all Federal Aviation Administration (FAA) and City noise ordinances. (*I-CE 1*)

CE 3.1.7

Provide for future use of water borne passenger services along ocean frontages and harbor waterways. (*I-CE 1 and I-CE 4*)

Objective

CE 3.2

Encourage new development that promotes and expands the use of transit services.

Policy

CE 3.2.1

Require developers to include transit facilities, such as park-and-ride sites, bus benches, shelters, pads or turn-outs in their development plans, where feasible as specified in the City's TDM Ordinance. (*I-CE 3, I-CE 4, I-CE 7, I-AQ 1, and I-AQ 4*)

Transportation Demand Management /Transportation Systems Management

Goal

CE 4

Encourage and develop a transportation demand management (TDM) system to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

Objective

CE 4.1

Pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

Policies

CE 4.1.1

Encourage non-residential development to provide employee incentives for utilizing alternatives to the conventional automobile (i.e., carpools, vanpools, buses, bicycles and walking). (*I-CE 8 and I-AQ 1*)

CE 4.1.2

Encourage employers to use flex-time, staggered working hours and other means, such as but not limited to the following, to lessen commuter traffic during peak hours:

- a. Bus passes that can be purchased on a monthly basis and sold to employees at a reduced rate with proof that they consistently used the transit system to commute.
- b. Single Occupancy Vehicle (SOV) Parking Fees or a monthly parking fee for SOV's using parking facilities.

- c. Commuter Rideshare Matching Service or a database containing employees zip codes and commuting preferences to be provided to interested participants.
- d. Guaranteed ride home (GRH) program that provides a ride home to employees. (I-CE 8 and I-AQ 2)

CE 4.1.3

Encourage the use of multiple-occupancy vehicle programs for shopping and other uses to reduce midday traffic. (I-CE 8 and I-AQ 4)

CE 4.1.4

Support national, state, and regional legislation directed at encouraging the use of carpools and vanpools. (I-CE 8 and I-AQ 4)

CE 4.1.5

Promote ride sharing through publicity and provision of information to the public. (I-CE 8 and I-AQ 4)

CE 4.1.6

Encourage that proposals for major new non-residential developments include submission of a TDM plan to the City. (I-CE 8 and I-AQ 4)

CE 4.1.7

Encourage the development, implementation, and use of new advance technologies to optimize safe traffic flow and manage traffic congestion. (I-CE 4, I-CE 8 and I-AQ 5)

CE 4.1.8

Continue to impose the restriction or elimination of on-street parking to improve traffic flow along congested arterials. (I-CE 4)¹

Parking Facilities

Goal

CE 5

Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

Objective

CE 5.1

Balance the supply of parking with the demand for parking.

Policies

CE 5.1.1

Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use. (I-CE 9)

CE 5.1.2

Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or quality of life. (I-CE 9)

Bicycle, Pedestrian, Equestrian Facilities, and Waterway Facilities

Goal

CE 6

Provide a city-wide system of efficient and attractive pedestrian, equestrian, and waterway facilities for commuter, school and recreational use.

Objective

CE 6.1

Promote the safety of bicyclists and pedestrians by adhering to Caltrans and City-wide standards.

Policies

CE 6.1.1

Assure local bicycle routes within the City will be connected to routes of neighboring cities. (I-CE 1)

CE 6.1.2

Link bicycle routes as shown in **Figure CE-9** with pedestrian trails and bus routes to promote an interconnected system. (I-CE 1, I-CE 3, I-AQ, I-RCS 1, I-RCS 4, and I-RCS 7)

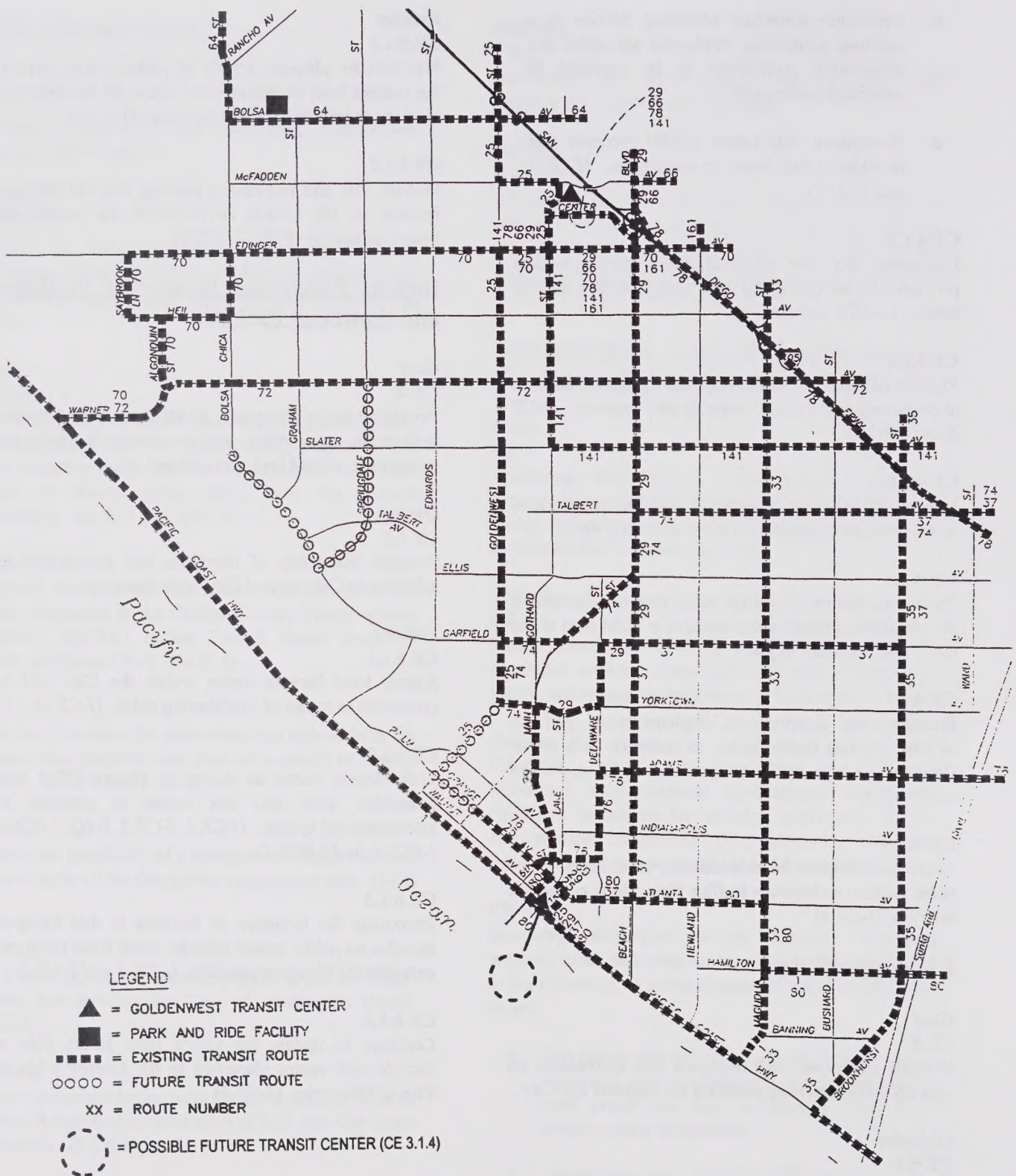
CE 6.1.3

Encourage the inclusion of facilities to that transport bicycles on public transit vehicles (both fixed route and para-transit) wherever possible. (I-CE 3 and I-AQ 1)

CE 6.1.4

Continue to update the City's Bike Route Plan to include new routes identified in the County's Master Plan of Bikeways. (I-CE 1)

¹ Mitigation Measure T-2 as specified in EIR No. 94-1, Table EX-1



Source: DKS Associates, 1994

TRANSIT SERVICE ROUTES

CITY OF HUNTINGTON BEACH GENERAL PLAN

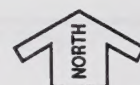
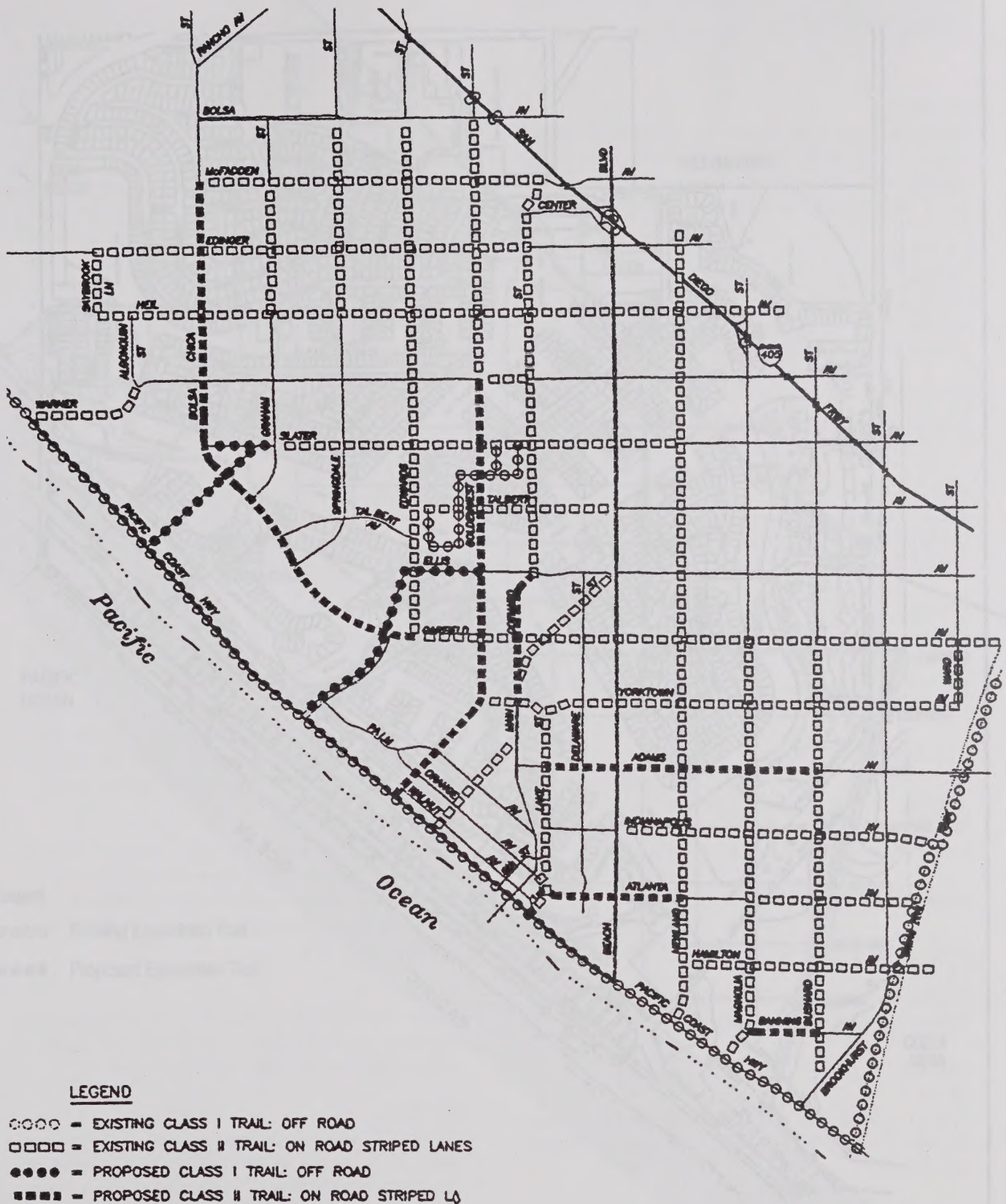


FIGURE **CE-8**



Source: DKS Associates, 1994

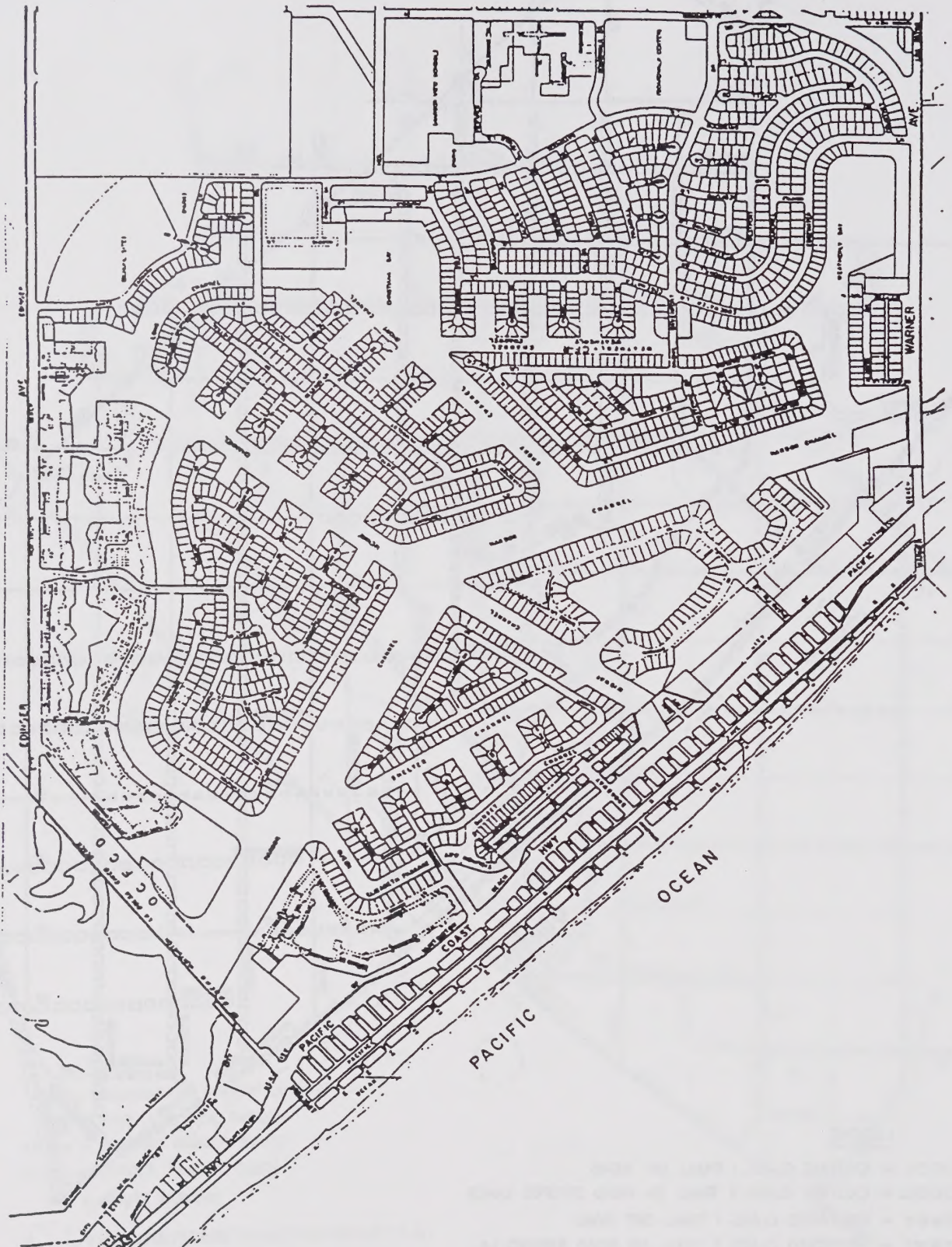
(see CE 6.1.2)

BICYCLE PLAN

CITY OF HUNTINGTON BEACH GENERAL PLAN



FIGURE CE-9



Source: DKS Associates, 1994

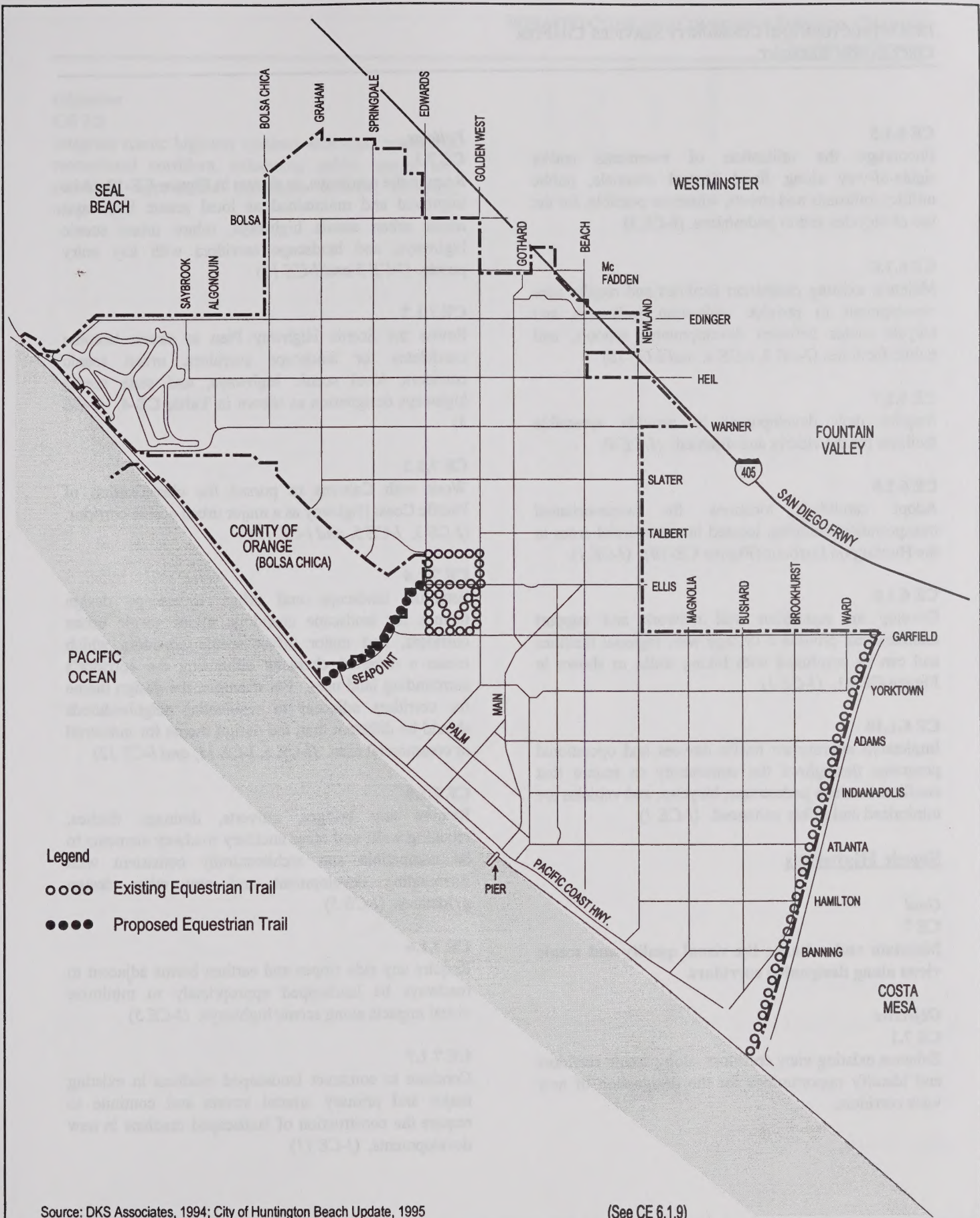
(see CE 6.1.8)

Map not to scale

HUNTINGTON HARBOUR WATERWAYS

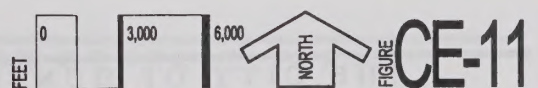
CITY OF HUNTINGTON BEACH GENERAL PLAN


FIGURE CE-10



EQUESTRIAN TRAILS

CITY OF HUNTINGTON BEACH GENERAL PLAN



CE 6.1.5

Encourage the utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets, wherever possible, for the use of bicycles and/or pedestrians. (*I-CE 3*)

CE 6.1.6

Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities. (*I-CE 3, I-CE 4, and I-LU 10*)

CE 6.1.7

Require new development to provide accessible facilities for the elderly and disabled. (*I-CE 4*)

CE 6.1.8

Adopt candidate locations for water-oriented transportation facilities, located in commercial areas in the Huntington Harbour (**Figure CE-10**). (*I-CE 1*)

CE 6.1.9

Develop an equestrian trail network and support facilities that provide a linkage with regional facilities and can be combined with hiking trails, as shown in **Figure CE-11**. (*I-CE 1*)

CE 6.1.10

Implement appropriate traffic devices and operational programs throughout the community to ensure that conflicts between pedestrians, bicycles, and vehicles are minimized and safety enhanced. (*I-CE 1*)

Scenic Highways

Goal

CE 7

Maintain and enhance the visual quality and scenic views along designated corridors.

Objective

CE 7.1

Enhance existing view corridors along scenic corridors and identify opportunities for the designation of new view corridors.

Policies

CE 7.1.1

Require the roadways, as shown in **Figure CE-12**, to be improved and maintained as local scenic highways, major urban scenic highways, minor urban scenic highways, and landscape corridors with key entry points. (*I-CE 5 and I-CE 11*)

CE 7.1.2

Revise the Scenic Highway Plan as streets become candidates for landscape corridors, urban scenic corridors, local scenic highways, and state scenic highways designation as shown in **Table CE-4**. (*I-CE 5*)

CE 7.1.3

Work with Caltrans to pursue the classification of Pacific Coast Highway as a major urban scenic corridor. (*I-CE 3, I-CE 5, and I-CE 11*)

CE 7.1.4

Establish landscape and urban streetscape design themes for landscape corridors, minor scenic urban corridors, and major urban scenic corridors which create a different character enhancing the corridor's surrounding land uses. For example, the design theme for corridors adjacent to residential neighborhoods should be different than the design theme for industrial or commercial uses. (*I-CE 5, I-CE 11, and I-CE 12*)

CE 7.1.5

Require any bridges, culverts, drainage ditches, retaining walls and other ancillary roadway elements to be compatible and architecturally consistent with surrounding development and any other design guidelines. (*I-CE 5*)

CE 7.1.6

Require any side slopes and earthen berms adjacent to roadways be landscaped appropriately to minimize visual impacts along scenic highways. (*I-CE 5*)

CE 7.1.7

Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments. (*I-CE 11*)

Objective

CE 7.2

Integrate scenic highway systems with open space and recreational corridors, enhancing public spaces and providing appropriate transitions between differing uses.



(See FIGURE UD-2, TABLE CR-3, and POLICY CE 7-1.1)

SCENIC HIGHWAYS, SCENIC CORRIDORS, AND LANDSCAPE CORRIDORS

CITY OF HUNTINGTON BEACH GENERAL PLAN

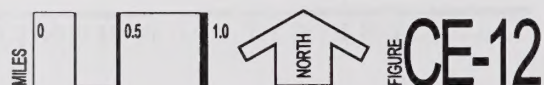


TABLE CE-4

Scenic Highways and Landscape Corridors

<u>Street</u>	<u>Scenic Designation</u>
Pacific Coast Highway between Santa Ana River and Anaheim Bay	Major Urban Scenic Corridor
Adams Avenue between east City Limit and Main Street	Landscape Corridor
Atlanta Avenue between east City Limit and Main Street	Landscape Corridor
Beach Boulevard between Adams Avenue and Pacific Coast Highway	Landscape Corridor
Brookhurst Street between Garfield Avenue and Pacific Coast Highway	Landscape Corridor
Edinger Avenue between Newland Street and Saybrook Street	Minor Urban Scenic Corridor
Edwards Street between Slater Avenue and Garfield Avenue	Landscape Corridor
First Street between Orange Avenue and Pacific Coast Highway	Landscape Corridor
Golden West Street between Bolsa Avenue and Pacific Coast Highway	Minor Urban Scenic Corridor
Lake Street between Yorktown Avenue and Pacific Coast Highway	Landscape Corridor
Main Street between Yorktown Avenue and Pacific Coast Highway	Landscape Corridor
Newland Street between Atlanta Avenue and Pacific Coast Highway	Landscape Corridor
Warner Avenue between Newland Street and Pacific Coast Highway	Landscape Corridor
Walnut Avenue between Lake Street and Beach Boulevard	Landscape Corridor
Seapoint Street between Garfield Avenue and Pacific Coast Highway	Landscape Corridor
Garfield Avenue between Golden West Street and the East City Boundary	Landscape Corridor

Definitions

Major Urban Scenic Corridor	See Urban Design Element Table UD-1 and Table UD-2
Minor Urban Scenic Corridor	See Urban Design Element Table UD-1 and Table UD-2
Landscape Corridor	See Urban Design Element Table UD-1 and Table UD-2

Policies

CE 7.2.1

Require scenic highway systems to be designed to provide adequate sight distance in accordance with Caltrans standards through the proper choice of plant materials and placement. *(I-CE 5 and I-CE 11)*

CE 7.2.2

Require that all landscaping located within designated scenic highways, major urban scenic corridors, minor urban scenic corridors, and landscape corridors be designed in accordance with standards in the Scenic Highway Plan. *(I-CE 5 and I-CE 11)*

CE 7.2.3

Encourage that all proposed building sites adjacent to a scenic highway include open space, plazas, gardens or landscape areas which enhance the scenic highway and create a buffer between the building site and the scenic highway. *(I-CE 4)*

Objective

CE 7.3

Protect scenic corridors and open space/landscape areas by blending man-made features with the natural environment.

Policies

CE 7.3.1

Require that new development include landscaping that is compatible with the visual character of the designated scenic highways and corridors. *(I-CE 4)*

CE 7.3.2

Continue to require the review of the size, height, numbers, and type of on-premise signs to minimize their impact to scenic corridors. *(I-CE 10)*

CE 7.3.3

Continue to prohibit the construction of off-site signs and billboards within designated scenic corridors. *(I-CE 10)*

CE 7.3.4

Continue to locate new and relocated utilities underground when possible. All others shall be placed and screened to minimize public viewing. *(I-CE 3)*

IMPLEMENTATION PROGRAMS

I-CE 1

Monitoring

Continue to implement, review, monitor and update, as necessary, the following:

- a. existing and proposed roadway systems on an annual basis. Use the information to identify and prioritize capital improvements including road widening, paving and intersection improvements;
- b. the City's Circulation Plan and actively participate in the cooperative study regarding the Santa Ana Bridge Crossings, and make recommendations for needed revisions to the County of Orange, Master Plan of Arterial Highways (MPAH) as it relates to the needs of the City;
- c. City-wide traffic model on an annual basis to determine immediate and cumulative impacts of proposed developments on the City's transportation system;
- d. Division 15 of the California Vehicle Code to ensure that future truck routes are designed and constructed to appropriate standards;
- e. City-wide traffic count monitoring program of roadway links and intersections;
- f. the City's Bike Master Plan to ensure the needs of both the local and commuter cyclist. Monitor recurring vehicle versus bicycle accident locations and make necessary recommendations to bicycle facilities;
- g. review, every five years, neighboring jurisdictions bikeway plans and the Orange County Master Plan of Bikeways to assure consistency. Update the Huntington Beach Bikeway Plan, as appropriate;
- h. continue to enforce existing City truck routes and study new truck routes that can safely accommodate trucks while minimizing impacts on local traffic and residential neighborhoods;

- i. adopt specific heliport/helistop design guidelines prepared by the FAA for the design and construction of future heliports within the City;
- j. explore the use of water taxis in Huntington Harbour and ocean frontages;
- k. emergency response time information will be analyzed to determine immediate deficiencies for locations where equipment is needed for improving response; and
- l. locate equestrian and bike/hike trails in appropriate areas identified as permanent open space, such as the planned Bolsa Chica Regional Trail System.
- m. explore the establishment of water-born passenger services where appropriate (Such as Peter's Landing)

I-CE 2

Compliance with Regional Plans, Policies, and Programs

Continue to participate in the County, regional, and State transportation planning efforts such as:

- a. the County's Congestion Management Program;
- b. the County's Growth Management Area No. 6 Traffic Signal Interjurisdictional Coordination Program;
- c. Regional Mobility Plan;
- d. the Orange County Master Plan of Arterial Highways (OCMPAH); and
- e. Air Quality Management Plan.

I-CE 3

Interagency Cooperation

- a. Continue to work with adjacent cities of Costa Mesa, Fountain Valley, Newport Beach, Seal Beach, and Westminster to ensure that their traffic impacts do not adversely impact Huntington Beach.

- b. Continue to work with and support Orange County Transportation Authority (OCTA) to:
 - Plan and implement an urban rail system that links the City to central Orange County and Los Angeles County;
 - Enhance and expand existing fixed bus routes and demand responsive transit services; and
 - Plan and implement a transportation center in the downtown area.
- c. Continue to work with rail agencies to reserve the existing right-of-way for a future transportation use, such as a transit facility.
- d. Continue to work with the public utilities to underground all telephone, electrical, cable, and other utility wires and transmission lines.
- e. Developers should incorporate mass transit amenities, such as but not limited to transit facilities, park and ride sites, etc.
- f. Continue to work with other public agencies to ensure that the City's circulation and transportation system is safe and efficient.

I-CE 4

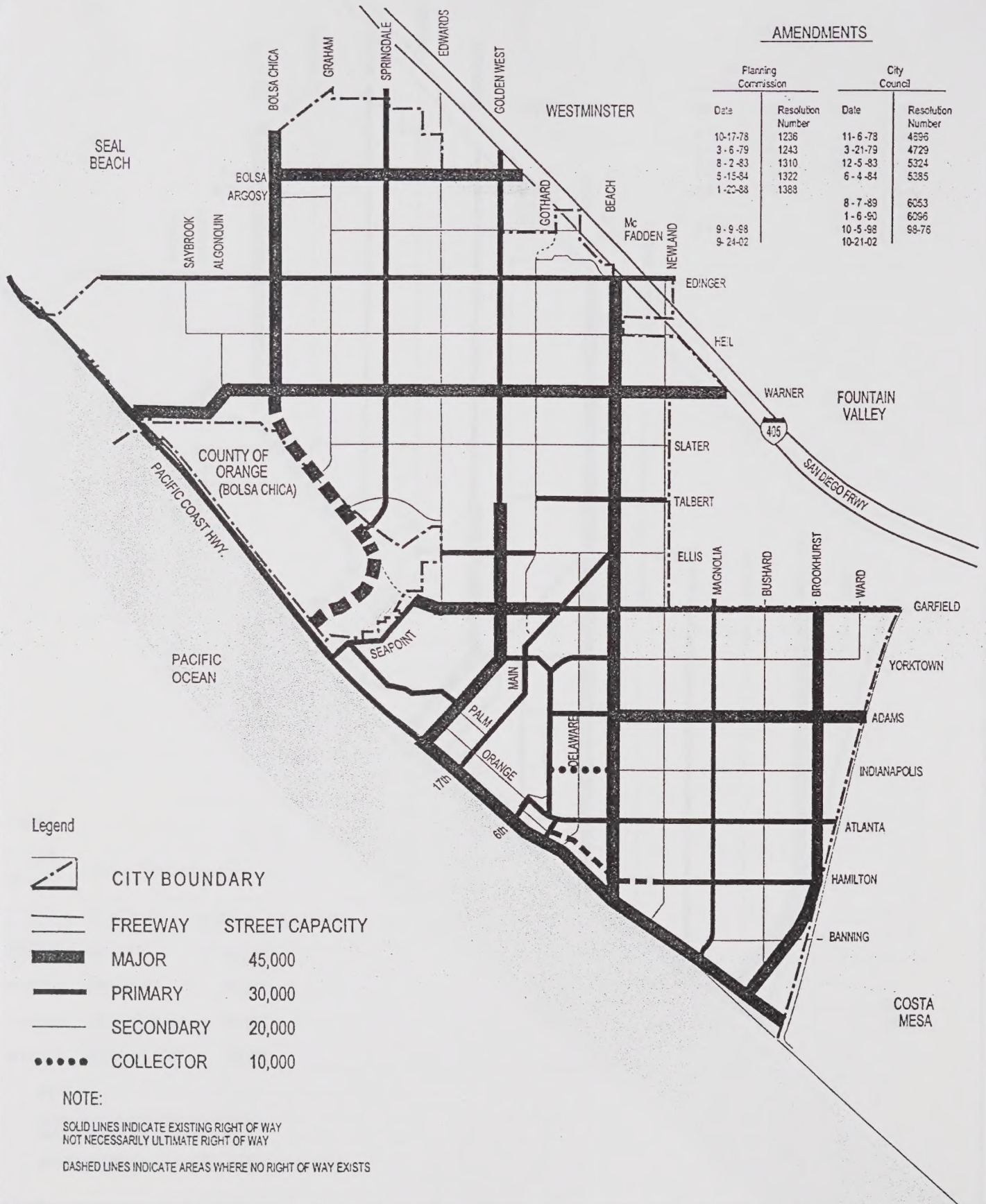
Development Review

Through development review:

- a. Review potential impacts of proposed projects to the Circulation System and require appropriate mitigation measures;
- b. Require the preparation of traffic impact studies, as determined by City staff, to ensure that new development meets all applicable provisions of the Orange County Congestion Management Program and the Growth Management Plan. These traffic impact studies shall provide detailed mitigation measures as outlined in the CMP;
- c. Analyze and evaluate the potential impacts of traffic generated by new development and the effects on adjacent land uses and surrounding neighborhoods. This information shall be used to determine appropriate mitigation measures for the proposed project and will be added to the city-wide traffic data base;

AMENDMENTS

Planning Commission		City Council	
Date	Resolution Number	Date	Resolution Number
10-17-78	1236	11-6-78	4596
3-6-79	1243	3-21-79	4729
8-2-83	1310	12-5-83	5324
5-15-84	1322	6-4-84	5385
1-22-88	1388	8-7-89	6053
9-9-88		1-6-90	6096
9-24-02		10-5-98	98-76
		10-21-02	



CIRCULATION PLAN OF ARTERIAL STREETS AND HIGHWAYS

CITY OF HUNTINGTON BEACH GENERAL PLAN

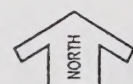


FIGURE CE-13

- d. Review new development proposals for mitigation of the impacts of traffic generation, including pedestrian, bicycle, and vehicular conflicts, in order to ensure that the City's circulation system is safe and efficient;
- e. Require that all new bicycle trip destinations, including schools, shopping areas, and transit stops be equipped with bicycle racks;
- f. Require new developments to provide convenient and well-lit pedestrian facilities for elderly, able, and disabled persons to discourage the use of the automobile; and,
- g. Require developments to incorporate landscaping that is compatible with the visual character of the urban corridor, paths, nodes, etc.

I-CE 5 **Scenic Highways**

Create a Scenic Highway Plan that includes:

- a. newly designed highways and corridors;
- b. design standards and concepts for each of the scenic highway designations; and
- c. retro-fitting major and primary arterials with landscape medians.

Periodically review and revise the Plan as new designation opportunities arise. Candidacy for designation includes streets proposed by new development, change in access to major destinations, etc.

I-CE 6 **Neighborhood Parking and Traffic Control Plans**

Create the following, as feasible:

- a. Develop parking and traffic control plans for those neighborhoods which are adversely impacted by spill over parking and traffic.
- b. Locate new developments and their access points in such a way that through vehicular traffic is not encouraged to use local residential streets.
- c. Provide approved means for emergency vehicles to access and turn around on residential streets.

I-CE 7 **Transportation Centers**

Develop convenient and attractive transit facilities in addition to the Goldenwest Transportation Center.

I-CE 8 **Transportation Demand Management/ Transportation Systems Management**

- a. Require new and existing employers to comply with the City's Transportation Demand Management Ordinance and the Air Quality Element of the City's General Plan.
- b. Continue to implement an aggressive traffic signal coordination program to improve traffic flow.
- c. Implement an adaptive traffic signal control system to respond to variations in daily traffic flow.
- d. Introduce advance technologies, where appropriate, into the traffic control system to reduce and manage traffic congestion.
- e. Implement emergency vehicle preemptive signaling devices on emergency response vehicles and at all traffic signals.

I-CE 9 **Parking Management**

- a. Implement the Residential Parking Permit Program (Municipal Code Chapter 10.42) in residential areas where parking shortages occur.
- b. Explore areas where park and ride facilities can be implemented at existing shopping center parking lots where the available parking is under utilized.

I-CE 10 **Signage**

- a. Continue to pursue the removal of billboards on Pacific Coast Highway and will continue to remedy problems or hindrances which prohibit the Pacific Coast Highway from qualifying as a State Scenic Highway; and
- b. Continue to implement the City's sign ordinance.

I-CE 11

Scenic Highway Landscape Installation

Landscape installation responsibilities should be coordinated among the City, Caltrans and other affected property owners for parkways, medians, and entry landscaping. These responsibilities as well as long-term maintenance shall be assigned within the Scenic Highway Plan.

I-CE 12

Design Review/Permitting Process/ Environmental Review

Through the development review process, for proposed development along scenic highways:

- a. require view-shed analysis evaluating the impacts on public views to the ocean;
- b. require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval for all new projects proposed in "natural" open space areas; and
- c. utilize the City's Design Review Board to evaluate developments within scenic and landscape corridors. Proposed developments shall be analyzed by criteria established in the Scenic Highway Plan as well as other relevant City standards and guidelines.

STATUTORY REQUIREMENTS

The Government Code requires the discussion of law enforcement and fire protection as part of a "Safety Element." This General Plan extracts these components of the Safety Element and discusses police, fire and other public facilities in its own element, the Public Facilities and Public Services Element.

TECHNICAL SYNOPSIS

This element discusses public facility service provision for Huntington Beach residents and businesses. The services discussed in this element include: law enforcement, fire protection, marine safety, education, libraries, and governmental administration. Each section discusses public facility location, service levels and service provision constraints or issues.

A. LAW ENFORCEMENT

The City is served by one central police station and four substations (**Figure PF-1**):

- Main Station - 2000 Main Street
- Oakview Center Substation - 17261 Oak Lane
- Downtown Substation - 204 Fifth Street
- Huntington Center Substation - 7777 Edinger Avenue
- Huntington Harbour Substation - 16889 Algonquin Street.

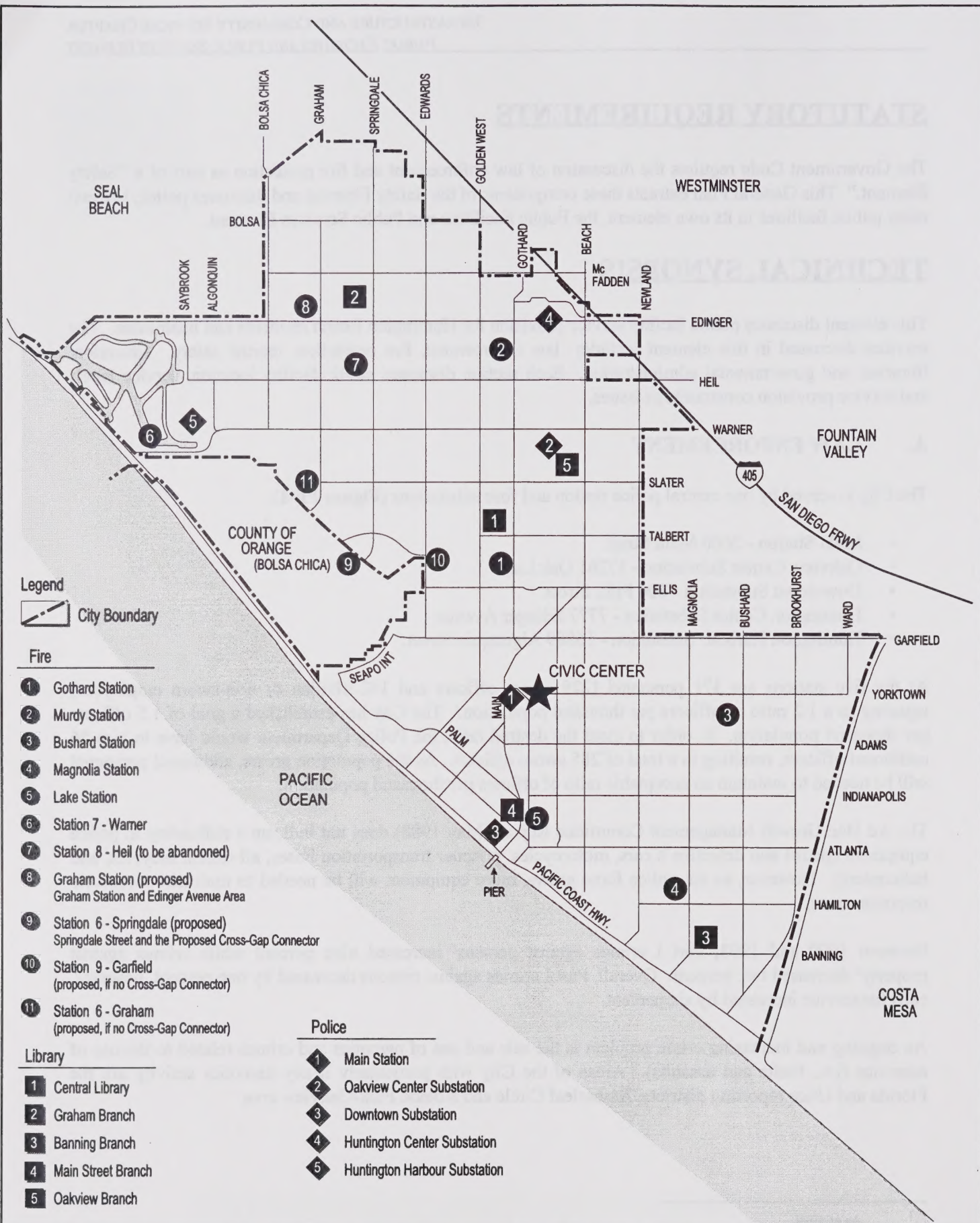
At the five stations are 371 personnel (229 sworn officers and 142 civilian or non-sworn employees) equating to a 1.2 ratio of officers per thousand population.¹ The City has established a goal of 1.5 officers per thousand population. In order to meet the desired ratio, the Police Department would have to hire 56 additional officers, resulting in a total of 285 sworn officers. As the population grows, additional personnel will be needed to maintain an acceptable ratio of officers per thousand population.

The Ad Hoc Growth Management Committee Report (May 1988) does not indicate a deficiency in police equipment (patrol and detective's cars, motorcycles, prisoner transportation buses, all-terrain bicycles, and helicopters). However, as the police force grows, more equipment will be needed to maintain acceptable response times.

Between 1990 and 1993, Part I crimes against persons² increased nine percent while crimes against property³ decreased two percent. Overall, Part I crimes against persons decreased by one percent, however, calls for service increased by six percent.

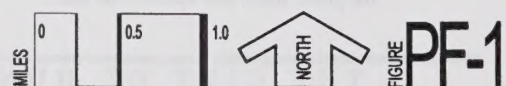
An ongoing and increasing crime problem is the sale and use of narcotics and crimes related to the use of narcotics (i.e., thefts and assaults). Areas of the City with particularly heavy narcotics activity are the Florida and Utica reporting districts, Amberleaf Circle and Koledo Park-Oakview area.

¹ As of 1994.
² Aggravated assault and robbery.
³ Burglary, theft, and automobile theft.



PUBLIC FACILITY LOCATIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN



The Downtown and beach areas continue to require extra police coverage, particularly during the warmer months of the year when crowds increase. Thefts and drunkenness are the primary crimes. Although the Koledo Park-Oakview area still requires extra police coverage, the police substation in that area has helped to stabilize reported crimes. However, calls for service remain high and are related to social disturbances and drug activity. Local gang activity consists primarily of minor assaults and graffiti.

The Police Department assigns priorities to its calls for service depending on the nature of the calls. The current average response time, by priority, is as follows:

- Priority 1 - Emergencies, 7.28 minutes.
- Priority 2 - Some urgency, 11.28 minutes.
- Priority 3 - Non-emergencies, 20.17 minutes.

Staff availability, crime rate, and traffic congestion are the most influential factors on response times. As traffic increases, travel times to calls become longer, particularly when personnel must travel longer distances. Increasing traffic congestion may mean a need for increased use of two-wheel vehicles such as motorcycles and bicycles, and the use of helicopters for emergencies.

The police department has several programs designed to reduce crimes:

- Neighborhood Watch and Crime Prevention - trains local residents to watch neighbors' homes and to report suspicious activity to the police;
- School Safety Program - the Drug Abuse Resistance Education (DARE) Program teaches elementary students about the dangers of drug use and ways to avoid drug use;
- Critical Accident Suppression Enforcement Team - places a select team of traffic officers in areas with a particularly high number of traffic accidents. Through the use of warnings and citations, driver awareness is increased and accidents are decreased;
- Special Enforcement Unit - monitors gang activity;
- Location Specific/Special Event Coverage - provides liaison between the police department and residents. On occasion, the Special Coverage will include assignments such as controlling vehicular, bicycle, skateboard, and pedestrian traffic;
- Senior Patrol (RSVP)
- Citizen Police Academy (CAP)
- Beach Patrol - prevents fights, alcohol and drug use, and thefts; enforces beach traffic control and City beach regulations; and acts as a crime deterrent; and
- Anti-Crime Coalition - is a partnership between the police department and community members addressing crime and related problems in a multi-faceted approach.

B. FIRE PROTECTION

The City of Huntington Beach Fire Department has seven fire stations located at the following addresses (**Figure PF-1**):

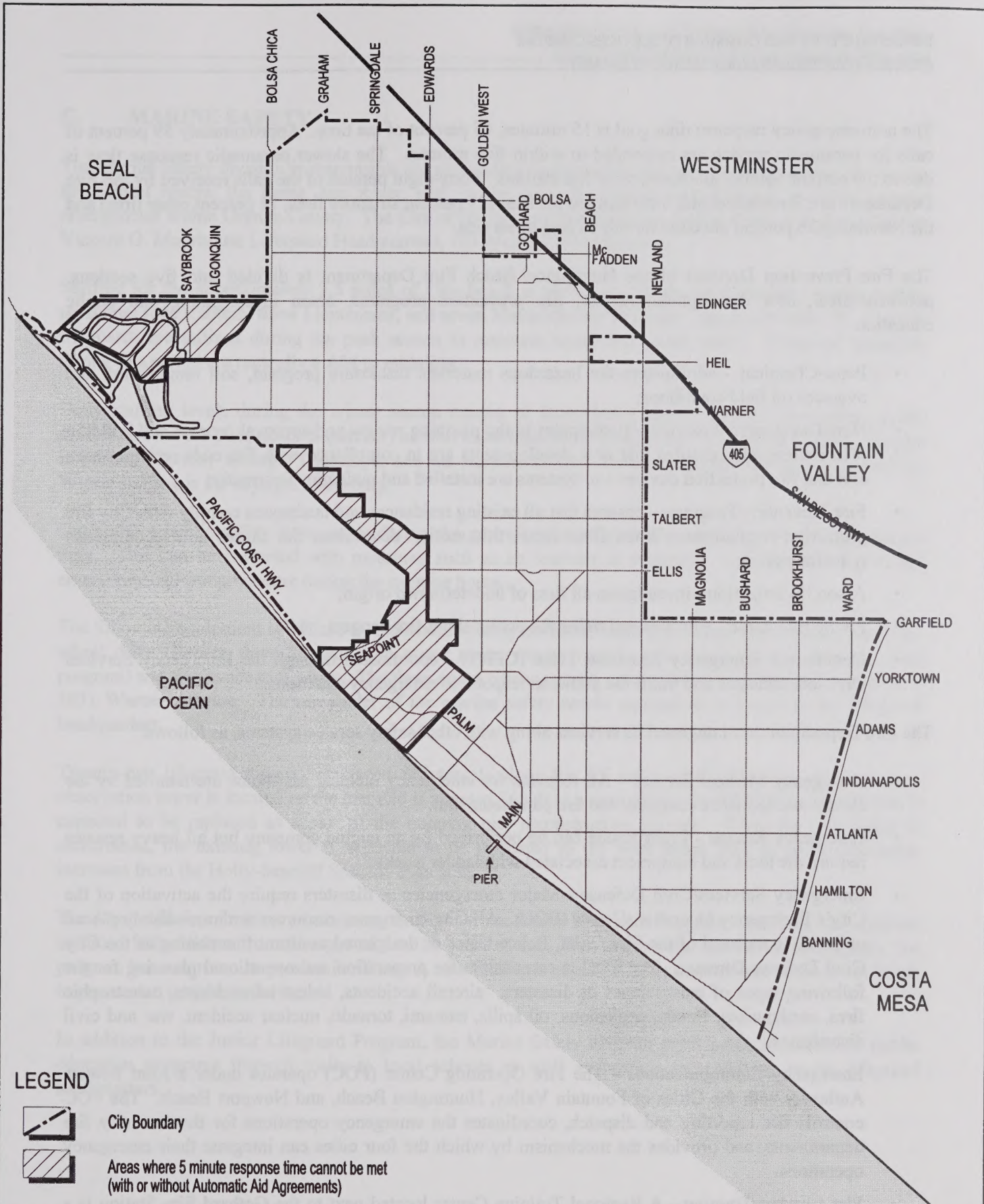
<u>Station Number</u>	<u>Station Name</u>	<u>Station Location</u>
1	Gothard Station	18311 Gothard Street
2	Murdy Station	16221 Gothard Street
3	Bushard Station	19711 Bushard Street
4	Magnolia Station	21441 Magnolia Avenue
5	Lake Station	530 Lake Street
7	Warner Station	3831 Warner Avenue
8	Heil Station	5890 Heil Avenue
6	Reserved for any necessary future Bolsa Chica Fire Station	

The Fire Department proposes to relocate and enlarge Station 8 (Heil Fire Station) to a location near the Graham Street and Edinger Avenue area, and to build a new fire station near Springdale Street and the proposed Cross-Gap Connector in the Bolsa Chica Development. If the proposed Cross-Gap Connector is not constructed, two fire stations will be required. The two stations are proposed to be located in the Edwards/Garfield area and the Graham/Kenilworth area.

The Fire Department operates on a 24-hour shift basis with one command unit staffed with two persons, seven paramedic engine companies staffed with four persons each, a combination engine, hazmat/light air company staffed with three, two ladder truck companies staffed with four persons each, and three ambulance units staffed with two persons each,. This provides a daily total of 41 firefighters supported by dispatchers and administrative staff. Staffing levels are increased when fire risk levels are high-for example, during high winds, active fire conditions, or natural disasters.

Additional staff is available, as needed, through mutual aid and automatic aid agreements with other cities. The City receives and provides staffing assistance from and to other fire agencies on a county-wide and statewide basis through the Office of Emergency Services when a large fire or disasters occurs. Local automatic aid agreements with Orange County and the Cities of Westminster, Santa Ana, Newport Beach, Fountain Valley, and Costa Mesa Fire Departments enable the participating cities' and county calls to be answered by the closest available emergency units regardless of jurisdiction in which the calls occur. The current automatic aid agreements provide each of the cooperating cities with a five alarm capability.

The Growth Management Element's emergency response time objective, including participation by other cities in the automatic aid agreement, is the arrival of the first fire or paramedic unit within five minutes, 80 percent of the time. Areas that do not meet the five minute response time 80 percent or more of the time are shown in **Figure PF-2**. Deficient area response times can be reduced to meet the City's Growth Management Element's response time objective by constructing Master Planned Arterial Highways for new developments, a new fire station at the proposed Cross Gap Connector and Springdale Street, and by relocating Station 8-Heil to Graham and Production.



The non-emergency response time goal is 15 minutes, 85 percent of the time. Approximately 59 percent of calls for paramedic service are responded to within five minutes. The slower paramedic response time is due to the current number and location of fire stations. Sixty-eight percent of the calls received by the Fire Department are for medical aid, 6 percent are for fires (29 percent structure fires, 71 percent other fires) and the remaining 26 percent are calls for other types of service.

The Fire Prevention Division of the Huntington Beach Fire Department is divided into five sections: petro-chemical, new development review, fire prevention programs, arson investigation, and public education.

- Petro-Chemical - administers the hazardous materials disclosure program, soil remediation and oversees oil field conditions;
- New Development Review - participates in the planning review and approval process and building plan review; also ensures that new developments are in compliance with fire code requirements, and that fire protection devices and systems are installed and maintained correctly;
- Fire Prevention Programs - ensures that all existing residences and businesses comply with City fire protection regulations. When fires occur, this section determines the causes and recommends remedial action;
- Arson Investigation - investigates all fires of undetermined origin;
- Public Education - educates and trains the public about fire dangers, and;
- Community Emergency Response Team (CERT) - coordinated through the Emergency Services Division, educates and trains the public to respond to emergency situations.

The Fire Department has integrated its services along with other safety service systems, as follows:

- Emergency Medical Service - All requests for emergency medical assistance are handled by the closest available fire company and fire paramedic unit.
- Emergency Rescue - Light rescue can be performed by an engine company but all heavy rescues require the tools and equipment associated with ladder trucks.
- Emergency Services/Civil Defense - Major emergencies or disasters require the activation of the City's Emergency Operations Center (EOC). All City emergency resources are immediately placed under the command of the Fire Chief, Police Chief or designated assistant functioning as the City Civil Defense Director. The EOC is responsible for preparation and operational planning for the following types of emergencies or disasters: aircraft accidents, industrial accidents, catastrophic fires, earthquakes, floods, explosions, oil spills, tsunamis, tornado, nuclear accident, war and civil disturbance.
- Emergency Communications - The Fire Operating Center (FOC) operates under a Joint Powers Authority with the Cities of Fountain Valley, Huntington Beach, and Newport Beach. The FOC controls fire reporting and dispatch, coordinates the emergency operations for the four city fire departments, and provides the mechanism by which the four cities can integrate their emergency operations.
- Fire Combat Training - A Regional Training Center located next to the Gothard Fire Station is a consolidated facility operated under Joint Powers Authority for the Cities of Fountain Valley, Huntington Beach, Newport Beach, and Westminster. Fire combat training and simulation are performed at the Center.

C. MARINE SAFETY

The Marine Safety division is responsible for responding to all aquatic emergencies within the City limits, the coastal waters, the Santa Ana River, and, in the case of a mutual aid response, to other aquatic emergencies within Orange County. The City of Huntington Beach Marine Safety division is located at the Vincent G. Moorhouse Lifeguard Headquarters, 103 Pacific Coast Highway.

Staffing for the approximately 3.5 miles of City beach is performed by eleven permanent marine safety personnel (one Captain, three Lieutenants, and seven Marine Safety Officers). Approximately 75 recurrent lifeguards are utilized during the peak season to maintain beach and water safety. Hours of operation during this period are typically 6 AM to midnight.

Daily staffing levels during the winter season consist of four Marine Safety Officers (two patrol units, station zero on the pier, and a dispatcher) as well as an Operations Lieutenant. The Marine Safety Captain is present Monday through Thursdays, and an Administrative Lieutenant Sunday through Wednesday. Winter staffing is for daylight hours only.

Currently, a public safety issue exists during the periods when there are no Marine Safety Personnel on duty. This can be corrected with measures such as an increase in personnel or implementation of an emergency call-out procedure during the evening hours.

The following equipment is utilized by the Marine Safety division: eight four-wheel drive trucks, two four-wheel drive Blazers, three 29 foot twin screw ocean rescue vessels, two wave runners (Yamaha loan program) and five evacuation boats. The three ocean rescue vessels are docked at the Warner Fire station at 3831 Warner Avenue. The remainder of the marine safety rescue equipment is staged in the lifeguard headquarters.

Twenty-two lifeguard towers are placed at intervals along the 3.5 miles of City beach. A three story observation tower is located on the pier and is manned 365 days a year during daylight hours. This tower is expected to be replaced as a part of the ongoing pier reconstruction project. When the new tower is constructed, the existing tower is expected to be relocated to the west beach area to serve population increases from the Holly-Seacliff Specific Plan area.

The Marine Safety division administers the eight week Junior Lifeguard Program. In 1995, the program included 900 children from the ages of 6 to 17 years of age. Due to the large number of participants, the program has outgrown its present facilities. A new facility is expected to be built as part of the south beach improvement project in the future.

In addition to the Junior Lifeguard Program, the Marine Safety division participates in additional public education programs through visits to local schools as well as hosting presentations at the lifeguard headquarters.

D. EDUCATION

The City of Huntington Beach is served by one high school district and four elementary/junior high school districts. The Huntington Beach Union High School District includes the entire City and extends slightly into Westminster and Fountain Valley. The Huntington Beach City School District is the only district located entirely within City boundaries. The Westminster, Ocean View, and Fountain Valley School Districts all incorporate sections of Huntington Beach and parts of other surrounding cities. (The school district boundaries were set prior to determination of the current boundaries of the City and were not changed after subsequent annexations to the City.)

1. Huntington Beach Union High School District

The Huntington Beach Union High School District operates four high schools serving Huntington Beach students (**Figure PF-3**). Each facility serves grades 9 through 12. In 1988, the District began a five-year plan for reconstruction of some of its facilities with the ultimate goal of moving the District Offices out of rented facilities and into a permanent, District-owned facility. In 1990, Edison High School was expanded and a new wing called the Special Abilities Cluster was constructed to incorporate the students from the Guidance Center. A new continuation facility, called Valley Vista High School, was constructed in the City of Fountain Valley and serves the students from the former Wintersburg High School. The Guidance Center and Wintersburg High School facilities will be razed to make way for the development of multi-family housing. Minor renovations were made at Huntington Beach and Marina High Schools to accommodate district office departments. The remaining district office departments will be housed in a new facility. The district is currently under capacity in Huntington Beach (9,250 total capacity, with 7,935 active enrollment as of fall 1994 - 1,315 open seats).

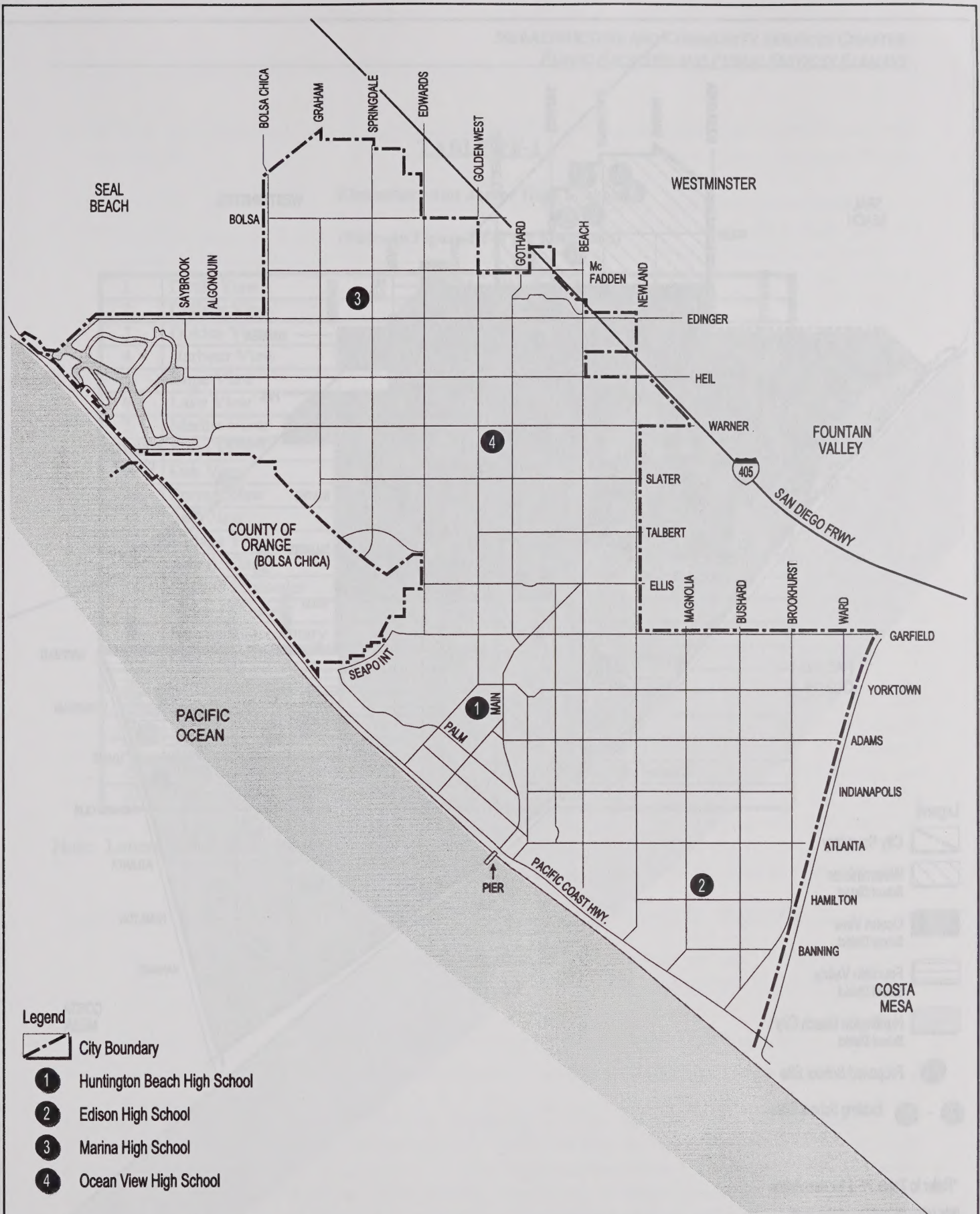
Enrollment in District schools serving Huntington Beach has declined in recent years. However, due to growth in the elementary feeder districts, plus planned development, enrollment is projected to grow in 1995 and thereafter. Projections for schools within the City show an enrollment of 9,934 in 1999, 684 students over capacity. Projections also indicate that Edison, Huntington Beach, and Marina High Schools will surpass 100% of utilization by the year 1999/2000.

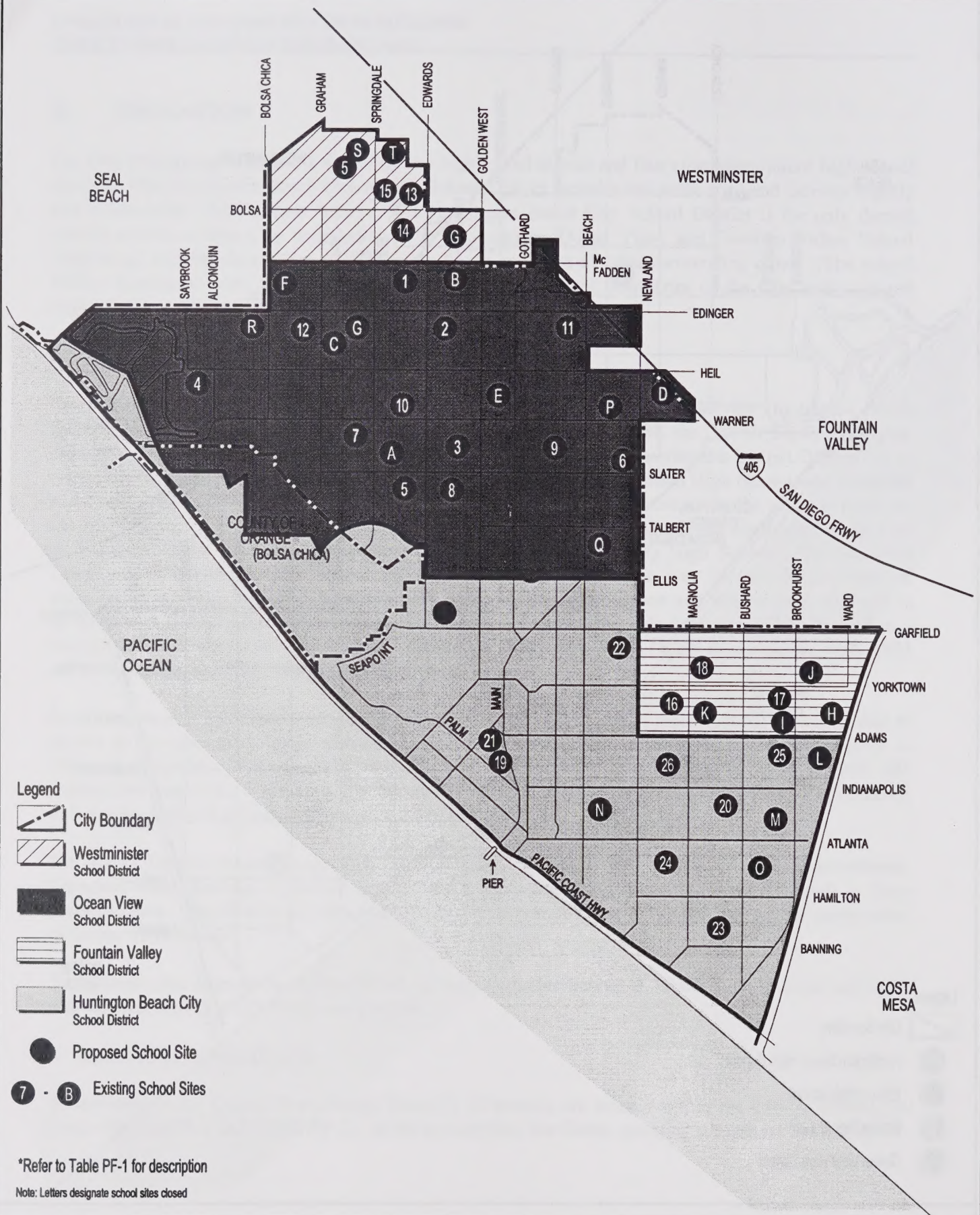
The age of District schools range from 20 to 70 years old and require renovations and improvements. Currently, State funding for school renovations is nonexistent and the only source of funds is from developer fees. The District has already committed a portion of future developer fees for the construction of Valley Vista School.

The District also operates an Adult School and an Alternative School at 16666 Tunstall Lane and has a maintenance facility at 525 Yorktown Avenue.

2. Ocean View School District

Twenty-two of the Ocean View School District's 25 schools are located within the City of Huntington Beach (**Figure PF-4 and Table PF-1**). At the present time, the fifteen operating schools are at capacity.





ELEMENTARY AND JUNIOR HIGH SCHOOLS AND DISTRICTS

CITY OF HUNTINGTON BEACH GENERAL PLAN

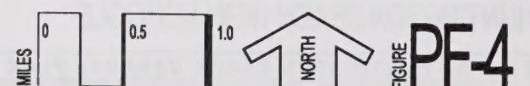


TABLE PF-1

Elementary and Junior High Schools

(Refer to Figure PF-4 for Locations)

1.	Circle View	24.	Kettler School
2.	College View	25.	Hawes School
3.	Golden View	26.	Moffett School
4.	Harbour View	A.	Lark View / Nueva View Schools
5.	Hope View	B.	Glen View School
6.	Lake View	C.	Meadow View School
7.	Marine View	D.	Pleasant View School
8.	Mesa View	E.	Park View School
9.	Oak View	F.	Robinwood School
10.	Spring View	G.	Gill Elementary School
11.	Sun View	H.	Arevalos Site
12.	Village View	I.	Bushard Site
13.	Ada E. Clegg	J.	Lamb Site
14.	C. Fred Schroeder	K.	Wardlow Site
15.	Helen F. Stacey	L.	LeBard School
16.	Newland Elementary	M.	Burke School
17.	Oka Elementary	N.	Peterson / Clapp Schools
18.	Talbert Elementary	O.	Gisler School
19.	Dwyer Middle School	P.	Rancho View School
20.	Sowers Middle School	Q.	Crest View School
21.	Smith School	R.	Haven View School
22.	Perry School	S.	James W. Franklin School
23.	Eader School	T.	Clara Cook School

Note: Letters designate closed school sites

The Ocean View School District has ten closed schools in Huntington Beach. The schools and their current uses are:

<u>School</u>	<u>Current Use</u>
Lark View School	Ocean View School District's Administrative Offices
Nueva View School	Ocean View School District's Administrative Offices
Glen View School	Child care
Meadow View School	Dance, child care, and educational services
Pleasant View School	Child care services
Robinwood School	Coast Community College
Park View School	Huntington Beach Union High School District's Adult Education
Crest View School	Church, Child Care, Educational Services
Rancho View School	Educational Services, Bus and Maintenance Facility
Haven View	Educational Services

In the 1991-1992 school year, the Ocean View School District reconfigured to include junior high or middle schools. Marine View, Mesa View, Spring View, and Vista View Schools became middle schools serving grades 6-8. Crest View and Haven View schools closed and the remaining operational schools serve grades K-5. The District is in the process of determining what to do with the Crest View and Rancho View facilities.

3. Westminster School District

The Westminster School District has four operating facilities in Huntington Beach. The District's Huntington Beach facilities are either at or slightly over capacity. These schools are currently serving students who are transported from other parts of the district. The District plans to open two of its non-operational facilities to accommodate the students who are being bused to the Huntington Beach schools. This action will subsequently relieve the over-enrollment burden on the Huntington Beach facilities. Gill Elementary School is the District's one vacant school in Huntington Beach. It is currently being used by the Orange County Department of Education as a Special Education facility; however, the school site will ultimately be developed with 58 single family residential units.

The Westminster School District has one closed school in Huntington Beach. The school and its current uses are:

<u>School</u>	<u>Current Use</u>
Franklin School	Church

4. Fountain Valley School District

The Fountain Valley School District has three operational elementary schools in the City of Huntington Beach (one 6-8 grade facility and two K-5 facilities). The three operational schools currently operate well below capacity. The age of District schools range from 22 to 32 years old. In order to perform needed renovations, the District must depend on the general operating fund, developer fees, or proceeds from the sale of surplus property. The School District has four closed school sites which operate with other uses:

<u>School</u>	<u>Current Use</u>
Arevalos Site	Leased since 1988 to Pegasus School, a private facility serving grades K-6.
Bushard Site	Sold for the construction of a housing development.
Lamb Site	Leased to Huntington Beach Union High School District for use as the District Offices.
Wardlow Site	Leased to the Girls and Boys Club, Orange County Head Start, JSE Music Instruction, and the Huntington Valley Little League.

5. Huntington Beach City School District

The Huntington Beach City School District has 13 facilities in the City. Eight facilities are active schools, four are currently leased for other uses, and one, Gisler School, is used by the Huntington Beach Playhouse on a semi-regular basis for productions. All of the District's operating facilities are either at or over capacity even with twenty-one portable classrooms in use to accommodate over-enrollment. The District plans to place additional portable classrooms at Dwyer Middle School. The District's remaining operational facilities do not have the space for additional portable classrooms. The District has plans for a proposed school located near the Garfield Avenue/Saddleback Street intersection. The District is now formulating a strategic asset management plan to address over-enrollment.

The non-operating schools and their use are as follows:

<u>School</u>	<u>Current Use</u>
Burke School	Private high school and child-care agency
Peterson School	Leased to Coast Community College
Clapp School	Leased to Orange County Department of Education
LeBard School	Huntington Beach City School District's Administrative Offices

E. LIBRARIES

The Huntington Beach Library System is comprised of the following five facilities (**Figure PF-1**):

- Central Library and Cultural Center has on average 3,000 visitors per day. It holds 350,000 volumes with an additional 12,000 genealogy items and 5,700 media items including compacts discs and video cassettes;
- Graham Branch Library has on average 240 visitors per day and holds 19,850 volumes;
- Oakview Branch Library has on average 100 visitors per day and holds 6,540 volumes;
- Banning Branch Library has on average 214 visitors per day and holds 24,197 volumes; and
- Main Street Branch Library has on average 160 visitors per day and holds 26,670 volumes.

F. GOVERNMENTAL ADMINISTRATION AND SERVICES

The Huntington Beach Civic Center is located at 2000 Main Street (**Figure PF-1**). The structure houses the majority of City offices including: Administration, Administrative Services, City Attorney, City Clerk, City Council, City Treasurer, Community Development, Community Services, Economic Development, Fire Department, Police Department, and Public Works. The Central Library and Cultural Center, located at 7111 Talbert Avenue (**See Figure PF-1**), contains the offices for the Library Services Department.

The Civic Center is also the home for various government run services such as Project Self-Sufficiency, a program designed to assist low-income, single parent families to achieve economic independence through education and job training.

ISSUES

1. An additional 56 police officers are currently needed to meet the desired 1.5 officer per thousand population ratio. (*PF 1.1.1*)
2. New development and an increased population will require additional police services and equipment. The relationship between the location and rate of growth and the impact on existing facilities should be considered to ensure adequate levels of service. (*PF 1.1.2, PF 1.3.1, and PF 1.3.2*)
3. As population continues to grow, of concern are the means to expand police facilities and services, reduce the rates of crime, and enhance the perception of safety in all areas of the City. (*PF 1.1.2 and PF 1.1.3*)
4. Additional paramedics are necessary to improve emergency response times. (*PF 2.2.1*)
5. The existing fire sprinkler ordinances may not be adequate. (*PF 2.3.1 and PF 2.3.2*)
6. Fire Department response times are not being met in all areas. (*PF 2.1.3 and PF 2.1.4*)
7. There is an increased fire hazard resulting from an aging building stock. (*PF 2.3.3*)
8. The City must plan for the additional fire station, if the Cross-Gap Connector is not constructed. (*PF 2.1.6*)
9. Huntington Beach Union High School District, Westminster School District, and Huntington Beach City School District either have or potentially have capacity problems. (*PF 4.1.1, PF 4.2.1, and 4.2.2*)
10. Non-operational schools are being leased for other uses while other schools are overcrowded. (*PF 4.1.1*)
11. Increase in library patronage generated by development may overload the library system's capacity to provide adequate services without appropriate funding increases. (*PF 5.1.1*)
12. Additional Marine Safety officers are necessary to meet the needs of increased beach/marine usage and to improve emergency facilities, and training response times. (*PF 3.1.3*)
13. With the development of Bolsa Chica and other nearby areas, the public's use of the northern beaches has, and will continue to increase. Additional Marine Safety officers and facilities are necessary to meet the needs of the northern beach users. (*PF 3.1.3*)
14. As population increases and Federal, State, and County funding decreases, the ability to provide adequate facilities and services may be impacted. (*PF 4.1.1, PF 6.1.1, PF 6.1.2, and PF 6.1.3*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Public Facilities and Public Services in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Public Facilities and Public Services Implementation Matrix.

Police

Goal

PF 1

Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.

Objective

PF 1.1

Provide adequate police facilities and personnel to correspond with population and service demands, and provide protection for the community from illicit activities and crime.

Policies

PF 1.1.1

Enhance and maintain personnel and facilities in the City's Police Department necessary to provide response times at standards determined by the Growth Management Element. (*I-PF 1 and I-PF 2*)

PF 1.1.2

Ensure that adequate Police services are maintained through a periodic conditions and needs assessment of department services, facilities and personnel. (*I-PF 1, I-PF 2, and I-PF 4*)

PF 1.1.3

Consider requiring that development projects contribute fees based on their proportional impact and demand for new resources, in accordance with State Nexus legislation. (*I-PF 3*)

PF 1.1.4

Identify streets and intersections which are prone to congestion, thereby impeding emergency response times, and pursue mitigation to the greatest extent feasible. (*I-CE 1 and I-PF 4*)

Objective

PF 1.2

Decrease incidents of criminal activity and traffic accidents through public awareness and involvement.

Policies

PF 1.2.1

Continue to support community-based crime prevention efforts through regular interaction and coordination with existing programs, assistance in the formation of new neighborhood groups and regular communication with neighborhood and civic organizations. (*I-PF 2, I-PF 4, I-PF 5, and I-PF 6*)

PF 1.2.2

Continue to educate the public about the dangers of drug abuse. (*I-PF 4 and I-PF 6*)

PF 1.2.3

Work with school districts to expand the D.A.R.E. program at the local schools. (*I-PF 2*)

PF 1.2.4

Continue to educate the public on methods to increase traffic safety. (*I-PF 4 and I-PF 6*)

PF 1.2.5

Continue to remain knowledgeable of gang related activities, and intervene/interact as necessary to reduce the impact of gangs including working with the local school districts to educate staff, students, and parents of gang-related trends. (*I-PF 4*)

PF 1.2.6

Continue to assist the public in knowledge of home and business security measures. (*I-PF 4, I-PF 5, and I-PF 6*)

Objective

PF 1.3

Ensure that new developments in Huntington Beach are designed to encourage safety.

Policies

PF 1.3.1

Ensure that project development site designs provide "defensible space". (*I-PF 7*)

PF 1.3.2

Ensure that new development and land use proposals are analyzed to determine the impact their operators, occupants, visitors or customers may have on the safety and welfare of the community. (*I-PF-7*)

Fire/Paramedic

Goal

PF 2

Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.

Objective

PF 2.1

Provide fire protection and paramedic services to all parts of the City of Huntington Beach.

Policies

PF 2.1.1

Locate fire stations in a manner which will enable emergency fire response times to meet a five minute standard, 80 percent of the time. (I-PF 4)

PF 2.1.2

Identify streets and intersections which are prone to congestion, thereby impeding five minute emergency response times, and pursue mitigation to the greatest extent feasible. (I-PF 4)

PF 2.1.3

Maintain adequate facilities and personnel by periodically evaluating population growth, response time and fire hazards. (I-PF 4)

PF 2.1.4

Maintain phasing and funding standards based on population, response time projections, and buildout in accordance with the Growth Management Element. (I-PF 4)

PF 2.1.5

Consider requiring that new developments be assessed a pro-rated fee to pay for additional fire facilities and personnel. (I-PF 3)

PF 2.1.6

Identify deficiencies and methods to remedy the deficiencies within the Fire Service Master Plan. (I-PF 4)

Objective

PF 2.2

Organize the Fire Department emergency systems so the maximum safety may be provided to the City.

Policies

PF 2.2.1

Provide paramedic units based in local fire stations throughout the City which will assure fast and efficient emergency health care in Huntington Beach- by providing paramedic response times at a standard of five minutes, 80 percent of the time. (I-PF 2 and I-PF 8)

PF 2.2.2

Utilize modern equipment and techniques to ensure adequate safety for the citizens of Huntington Beach. (I-PF 2 and I-PF 8)

Objective

PF 2.3

Attempt to achieve “built-in” fire protection for all structures.

Policies

PF 2.3.1

Continue to require all structures to follow all State and nationally recognized fire codes. (I-PF 4, I-PF 7, and I-PF 9)

PF 2.3.2

Ensure that new construction is designed with fire and emergency access and safety in mind. (I-PF 7 and I-PF 9)

PF 2.3.3

Ensure that existing buildings are maintained in a manner which is consistent with fire safety. (I-PF 4 and I-PF 9)

Objective

PF 2.4

Increase fire and safety awareness among the public.

Policies

PF 2.4.1

Maintain and enhance a fire prevention public education program. (I-PF 6)

PF 2.4.2

Maintain and enhance a first aide and lifesaving public education program. (I-PF 6)

Marine Safety/Resources

Goal

PF 3

Provide the highest level of safety and service to beach visitors and harbor users.

Objective

PF 3.1

Ensure adequate staffing and facilities for rescue operations.

Policies

PF 3.1.1

Continue to analyze Marine Safety needs and recommend operational changes as necessary. (I-PF 10)

PF 3.1.2

Appropriately assign and position personnel and equipment in response to weather, beach usage and special events. (I-PF 10)

PF 3.1.3

Enhance and maintain the high quality Marine Safety staff. (I-PF 10)

PF 3.1.4

Provide state-of-the-art lifesaving techniques and facilities. (I-PF 10)

PF 3.1.5

Coordinate and communicate with other safety personnel to ensure an effective emergency response capability. (I-PF 11)

PF 3.1.6

Coordinate with Orange County for the provision of high quality marine patrol in Huntington Harbour. (I-PF 12)

Objective

PF 3.2

Decrease the need for rescues and emergency responses by increasing public awareness of marine safety.

Policy

PF 3.2.1

Establish a proactive Marine Safety public education program. (I-PF 6)

Objective

PF 3.3

Provide a clean, enjoyable marine environment and protect existing natural and visual resources.

Policies

PF 3.3.1

Ensure beaches and associated facilities are clean and litter free. (I-PF 2)

PF 3.3.2

Monitor sand movement, coastal erosion and methods of mitigation. (I-PF 1)

PF 3.3.3

Oppose offshore oil drilling off Huntington Beach where visual and environmental quality may be impacted. (I-PF 12)

PF 3.3.4

Support the creation of wildlife sanctuary for habitats along the coast in order to preserve and protect natural beach environments. (I-PF 12)

PF 3.3.5

Maintain oil spill contingency plans. (I-PF 12)

Educational Facilities

Goal

PF 4

Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

Objective

PF 4.1

Monitor new land use changes within the City and cooperate with the local school districts in the review of impacts on enrollment and the availability of present and future school facilities.

Policy

PF 4.1.1

Continue the dialogue between the City of Huntington Beach and the local school districts regarding the review of measures to alleviate school overcrowding in some areas and available capacity in schools in other areas. (I-PF 12)

Objective

PF 4.2

Monitor new development activities within the City and coordinate with local school districts to meet future educational needs in the undeveloped areas of Huntington Beach.

Policies

PF 4.2.1

Continue communication and cooperation efforts between City officials and the local school districts, especially in the areas of population projections, funding sources, and through annual monitoring of development activities, in order to promote a better quality of life for existing and future residents. (I-PF 12)

PF 4.2.2

Require new development projects to pay appropriate school impact fees to the local school districts. (I-PF 3)

PF 4.2.3

Ensure that development shall not occur without providing for adequate school facilities. (I-PF 12, I-PF 15, I-LU 25, and I-LU 26)

Objective

PF 4.3

Provide public services at sites with existing public or institutional uses.

Policies

PF 4.3.1

Continue to encourage the operation of public services, such as elderly or child day care, at “closed” school sites. (I-PF 13)

PF 4.3.2

Investigate the feasibility of permitting and/or providing child or elderly day care services at public and private institutional facilities such as churches, temples, other religious buildings, hospitals, and schools. (I-PF 13)

PF 4.3.3

Create, establish, and implement shared responsibility agreements between the City of Huntington Beach and the local school districts for the maintenance and operation of properties and facilities where public recreation activities occur at local school sites. (I-PF 12)

Library Service

Goal

PF 5

Ensure that a high-level of library services and facilities are provided to the City’s residents.

Objective

PF 5.1

Provide adequate library service that responds to the needs of the community.

Policies

PF 5.1.1

Consider constructing new libraries and rehabilitating and expanding existing libraries as required to meet the needs of the library users. (I-PF 12 and I-PF 14)

PF 5.1.2

Consider expanding library outreach services for seniors and others who are physically unable to visit library facilities. (I-PF 2)

PF 5.1.3

Consider expanding the adult English literacy program. (I-PF 2)

PF 5.1.4

Consider developing a school/library program where local school libraries would serve as City library satellites. (I-PF 13)

Governmental Administrative Services and Capital Facilities

Goal

PF 6

Ensure adequate governmental administrative services and capital facilities for all agency operations.

Objective

PF 6.1

Provide sufficient civic office space to meet the City’s needs for the current and future population.

Policies

PF 6.1.1

Ensure adequate government facilities and services are being provided to meet the needs of the City’s population. (I-PF 1, I-PF 2, and I-PF 12)

PF 6.1.2

Ensure adequate public meeting space is available for small group and large group meetings. (*I-PF 1*)

PF 6.1.3

Maintain or improve the governmental facilities and services in order to meet the adopted levels of service and standards established in the Growth Management Element. (*I-PF 1 and I-PF 12*)

PF 6.1.4

Ensure that government run services and programs meet the needs of the citizens of Huntington Beach. (*I-PF 1 and I-PF 2*)

IMPLEMENTATION PROGRAMS

I-PF 1

Evaluations and Assessments

- a. Monitor departmental needs and conduct an annual assessment of services evaluating infrastructure and equipment conditions in all existing facilities, personnel staffing conditions, and facilities, equipment and personnel needs for the coming fiscal year, based on anticipated population growth and service levels.
- b. Annually report on the City's coastal conditions utilizing studies such as the Coast of California Storm and Tidal Wave Study, and recommend methods of reducing local coastal erosion and public safety hazards due to the natural removal of sand.
- c. Evaluate the need for expanded public meeting space.

I-PF 2

Improve and Upgrade Services and Facilities

The City will:

- a. improve and upgrade existing police facilities and service conditions as determined by the annual assessment and conform with the adopted levels of service for Priority 1, 2, and 3 calls as outlined in the Growth Management Element;
- b. expand the D.A.R.E. program to local schools;

- c. enhance the use of police liaisons in problematic neighborhoods and with the local schools;
- d. enhance the use of foot patrol officers in unique areas of the City such as Downtown and on the beaches in order to increase interaction between officers and the public;
- e. increase the number of trained paramedics and paramedic units and make every engine company a paramedic and/or engine company;
- f. increase the use of the subscription based "FireMed" program in the community;
- g. clean and inspect City marine facilities daily;
- h. consider analyzing the appropriateness of a book mobile and other mobile library sources;
- i. continue to expand and upgrade government run services such as Project Self Sufficiency and the Senior's Outreach services to the elderly;
- j. cooperate with the school districts in formulating plans and programs to enhance and upgrade the school facilities used by the community for parks, recreation, and educational purposes; and,
- k. expand the communication and dialogue between the City and the school districts to better understand, coordinate, and effectively utilize limited financial and property resources of the City and school districts, in order to maximize the improvement and upgrading of school facilities within the City.

I-PF 3

Fees

- a. New development shall be required to contribute fees to cover the cost of additional facilities and capital improvements in accordance with State Nexus legislation (e.g. Governmental Code 65996) and with the needs of each applicable school district.
- b. Continue to require persons requesting building permits to pay the appropriate school fees to the local school districts prior to issuance.

I-PF 4

Operational Programs

- a. The following operational programs shall be continued:
 - Crime Prevention program which inspects homes and businesses and advises means of securing property and minimizing and deterring criminal attack;
 - Drug Abuse Resistance Education Program (DARE);
 - Critical Accident Suppression Enforcement (CASE) team which promotes public awareness of traffic safety issues and techniques;
 - Special Enforcement Unit (SEU) which monitors gangs and other unusual crime problems.
- b. The Fire Department will continue to:
 - maintain the Computer Aided Dispatch system (CAD) and the automated Records Management System (RMS);
 - assess areas of existing and pending development and plan for placement of fire facilities and equipment necessary to provide emergency fire response time of five minutes, 80 percent of the time;
 - assess and determine the location and number of fire facilities required in the Bolsa Chica, dependent upon the construction of the Cross-Gap connector;
 - identify and prioritize intersections for OPTICOM devices and expedite a plan for installation;
 - document fires and fire services (including the number, types and geographic locations of fires, the number, types and cost of damages, number and types of injuries, response times, number of responding units and responding personnel);
 - implement the fire and school related policies of the Growth Management Element; and
 - conduct annual fire inspections of all commercial and industrial buildings in the City.

I-PF 5

Neighborhood Watch

The City shall support the Neighborhood Watch program through advising and assisting neighborhoods in efforts to watch the homes of others and report suspicious activity to the police. Areas without watch programs shall be identified and assisted in initiating and continuing Neighborhood Watch programs. A similar program for commercial areas shall be established and may be implemented by the Chamber of Commerce or other similar organizations.

I-PF 6

Public Education

The City departments will:

- a. increase the development and use of verbal and written education tools including lectures and illustrations offered through Huntington Beach Cable Television, clubs, public and private schools, neighborhood groups, service organizations, youth groups, business organizations and other interested groups or organizations intended to promote awareness and understanding of the various programs offered to the community;
- b. secure and develop safety video programs for public service programming and make available to check out at public libraries, video stores, public and private schools and City Hall;
- c. provide more community based cardiopulmonary resuscitation (CPR) programs to citizens via neighborhood watch, health clubs, professional groups, youth groups, churches and any other groups and individuals willing to learn life saving CPR;
- d. distribute information on ocean hazards and general lifesaving techniques to the general public in the form of cable TV shows, brochures, displays and beach signage; and
- e. Increase public participation in the Community Emergency Response Team (CERT) Program.

I-PF 7

Development Review

- a. Participate in the development review process including pre-development plan submittal meetings, building plan check and Planning Commission meetings as needed in order to ensure that new developments provide maximum visibility and security for entrances, pathways, corridors, open spaces and parking areas, and fire safety access.
- b. Respond to requests from Community Development to provide input on the criminal activity and public safety and welfare issues associated with proposed land uses or activities.
- c. Through the development review process, review comments on development from the school districts.

I-PF 8

Computer Aided Dispatch System and Automated Records Management System

Obtain a modern Computer Aided Dispatch System (CAD) and Automated Records Management System (RMS) to provide greater fire and emergency response times and record keeping.

I-PF 9

Code Enforcement

- a. Update City Fire Codes to ensure the most recent State and National Fire Codes (UFC, NFC, and NFPA standards) are being implemented.
- b. Provide Uniform Fire Code and California Code of Regulations training to Fire Protection Specialists and Engine Companies so they can better enforce the code by risk analysis and interpretation.

I-PF 10

Marine Safety Staffing/Staff Training

- a. Marine Safety needs will be seasonally reported every three years, identifying necessary changes in staffing and facilities to maintain public safety.

- b. Marine Safety Officers will monitor, on a daily basis, through weather service information and department estimates, the beach's population, weather and surf conditions for the purpose of locating public lifeguard needs.
- c. Require competitive recruitment and intensive training in the latest life-saving techniques.
- d. Continue the exchange program with Australian and New Zealand lifesavers to help ensure the use of state-of-the-art rescue techniques and management procedures.
- e. Continue annual testing consisting of written and physical exams to requalify City lifeguards.
- f. Continue the existing Junior Lifeguard Program to educate youth about ocean hazards and instruct them in basic lifesaving techniques.

I-PF 11

Emergency Response Coordination

Maintain communication with State safety personnel, local school districts, and City Fire and Police divisions to coordinate emergency response efforts.

I-PF 12

Interagency Coordination

- a. Work with the County to facilitate high quality marine safety.
- b. The City will coordinate with the Orange County Coalition of Cities and support a) lobbying efforts opposing offshore oil drilling; and b) the creation of protected habitat sanctuaries along the Orange County coastline.
- c. The City Fire Department will coordinate with the Community Services Department, the Emergency Operations Center (EOC) and appropriate State and Federal agencies in preparing and maintaining oil spill contingency plans.
- d. The City shall continue to establish meetings with the local school districts to discuss issues of mutual concern and interest.
- e. The City and the local school districts shall utilize consistent population projections based on existing, new and proposed development within the City.

- f. The City shall meet with local school districts to develop and implement a shared maintenance and operations agreement for the:
 - a) use of school facilities for public recreational activities; and b) use of City parks for educational purposes.
- g. Continue to coordinate with the County of Orange to ensure that consistency with the adopted Measure “M” criteria and other county programs is achieved within the City’s Growth Management program and incorporated into the City’s Growth Management Element in a timely fashion.
- h. Continue to coordinate with Federal, State, County, and local safety agencies to facilitate a high level of cooperation in responding to emergencies such as oil spills, search and rescue or swiftwater response.

I-PF 13
Feasibility Study

The City will conduct a study evaluating:

- a. the feasibility of providing services such as education, recreation, day care, or adult care, at designated closed school sites;
- b. the feasibility of providing satellite library services at local school libraries; and
- c. the benefits and disadvantages of permitting and/or providing public services at designated institutional uses.
- d. the financial advantages and disadvantages to the City and the community of using closed school sites or operating school sites for public services.

I-PF 14
Funding Sources

The City shall identify and solicit funding from additional sources to support the library facilities and activities. These may include state and federal grants or loans and donations or sponsorships by local and national corporations, philanthropic organizations, and other private individuals and groups.

The City shall cooperate and coordinate with the school districts in identifying and soliciting funding from additional sources to support the expansion and development of school facilities in order to enhance the educational opportunities, activities, and programs offered by the school districts, and to address issues facing the school districts which affect the health, safety, and general welfare of the community.

I-PF 15
Development Impacts on Educational Facilities

Develop a review process that would require that development impacts be reviewed by the City with the developer and with the School Districts prior to project review for determination of necessary mitigations to school impacts. Require developers to meet with the appropriate school district with the intent to mitigate the impact on school facilities, prior to project approval by the permitting City authority.

No.	Name	ADMINISTRATION										School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds	
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council													
CITY OF HUNTINGTON BEACH												CITY OF HUNTINGTON BEACH											
PROGRAM		RESPONSIBLE AGENCY										FUNDING SOURCE										SCHEDULE	
PF-1	Evaluations and Assessments		●		●	●	●							●								Ongoing *	
PF-2	Improve and Upgrade Services and Facilities		●		●	●	●	●						●		●			●			Ongoing *	
PF-3	Fees	●			●	●	●				●		●						●			Ongoing *	
PF-4	Operational Programs				●	●	●						●	●		●			●	●		Ongoing *	
PF-5	Neighborhood Watch						●							●								Ongoing *	
PF-6	Public Education		●		●		●							●				●				Ongoing *	
PF-7	Development Review	●			●		●							●								Ongoing *	
PF-8	Computer Aided Dispatch System/ Automated Records Management Systems						●							●				●	●	●		3 Year upon Plan Adoption *	
PF-9	Code Enforcement	●												●								Ongoing *	
PF-10	Marine Safety Staffing/Staff Training		●											●				●	●			Ongoing *	
PF-11	Emergency Response Coordination		●		●		●				●	●	●	●								Ongoing *	
PF-12	Interagency Coordination		●		●		●				●	●		●								Ongoing *	
PF-13	Feasibility Study				●		●				●			●					●			2 Year upon Plan Adoption *	
PF-14	Funding Sources					●								●				●		●	●	1 Year upon Plan Adoption *	

* As funding permits

PUBLIC FACILITIES AND SERVICES IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **PF**

STATUTORY REQUIREMENTS

As required by the state, Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents. The City of Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents.

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TECHNICAL SYNOPSIS

The City of Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents. The City of Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents.

A. Parkland Requirements

1. Minimum Parkland Requirements

Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents. The City of Huntington Beach is required to provide a minimum of 1.7 acres of parkland per 100 residents.

RECREATION AND COMMUNITY SERVICES ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Recreation and Community Services Element is just such an optional element. It is specifically concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities.

Once this is adopted by the City of Huntington Beach, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

TECHNICAL SYNOPSIS

The City of Huntington Beach's recreational opportunities consist of parks, golf courses, and coastal amenities, including nine miles of coastal parks and beaches. This first section summarizes the Technical Background Report's existing conditions discussion. The existing condition summary is followed by the Recreation and Community Services Goals, Objectives, Policies, Implementation Programs, and Implementation Matrix.

A. NON-COASTAL PARKS AND RECREATION

1. Existing Parks and Recreation Facilities

Huntington Beach contains 71 parks which encompass 577.28 acres. These include six mini parks totaling 2.7 acres, 58 neighborhood parks totaling 157.39 acres, seven community parks totaling 143.28 acres, and two regional parks (Huntington Central Park and Blufftop Park) encompassing 274 acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

The future parks to be developed are as follows:

- a. Four neighborhood parks will be developed with the Holly-Seacliff Specific Plan.
- b. The proposed Harriet M. Weider Regional Park will link the Central Park with the Bolsa Chica State Beach. The 106 (approximate) acre passive park will provide tot lots, bicycle and pedestrian trails, equestrian trails, and a wetlands interpretive center.
- c. The five (5) acre Gibbs Park has a natural eucalyptus grove. This grove, which covers approximately 60 percent to 70 percent of the site, is a passive park with interpretive elements. The remainder of the park will provide traditional neighborhood park amenities.
- d. The 30 acre Bartlett Park with the historic Newland House, will be further developed, although the City has not determined what facilities will be established. Irby Park, an 11-acre site, has three developed acres and the City intends to develop two additional acres. The remaining six acres will be sold and the funds will be used for other park development. Although City Council has authorized surplus the additional acreage, it has not been sold due to the extreme peat condition of the soil.
- e. Huntington Central Park is 370 acres of which 220 acres are developed. The remaining 150 acres are included in the 1994 Master Plan of Uses in Central Park.

2. Community Centers

Edison Community Center (21377 Magnolia Street) and Murdy Community Center (7000 Norma Drive) located in community parks, are the focal points for the majority of the recreation programs offered by the City of Huntington Beach. Instructional classes, tennis classes, youth sports, and adult softball are among the programs conducted at the centers. Inside the facilities are meeting halls, and game rooms with pool, table tennis, foosball, video games, and other table games. Outside areas include tennis, basketball, and volleyball courts, softball/athletic fields, racquetball/handball, tot play areas, horseshoe pits, and picnic areas. The centers also host extracurricular activities for many of the local schools and civic organizations.

3. Seniors' Center

The Rodgers Seniors' Center, located at 1706 Orange Avenue, provides a variety of free services to the City's elderly population including: employment information, housing assistance, Golden State Senior Discount Program, utility tax exemption credit, paramedic assistance and Vial of Life Program, postal alert, voter registration, surplus commodities distribution, Handy Crafters Club, Singing Goodtimers, and other special activities.

Aging of the general population resulting in an increase of the senior population will increase demand for senior services. The City should assess possibilities for building a new facility in the future to meet increased demand.

Huntington Beach operates an Outreach Center (1718 Orange Avenue) adjacent to the Rodgers Seniors' Center. The Outreach facility contains approximately 2,624 square feet. This Center houses offices and workrooms for ten employees and numerous volunteers. Outreach services for the elderly population are coordinated from this facility. These support services are:

Home delivered meals
Case management
Transportation
Information and Referral

Telecare
CHERISH (Community Helpers engaged in Restoring
and Improving Senior's Home)
Bright Outlook Newsletter
Counseling/support groups

On a daily basis, staff members leave the Center and engage in fieldwork which comprises making visits to older adults' homes and linking them to other senior service providers in the community. Outreach serves 400 older adults on a monthly basis.

4. Golf Courses

The two publicly owned golf courses are 1) Driftwood Course an 11-acre, 9-hole pitch 'n' putt course, located on Pacific Coast Highway, and 2) Meadowlark Golf Course, a 96 acre, 18-hole course, located on Graham Street. In addition, the Seacliff Country Club golf course is an 18-hole, 140-acre private course located on Palm Avenue.

Driftwood Golf Course is operated by a concessionaire who contracts with Mayer Corporation. The City of Huntington Beach Redevelopment Agency is the owner of the property, but has leased the land to the Mayer Corporation. Meadowlark Golf Course is on City-owned land and is also run by a concessionaire who reports to the City of Huntington Beach. Both Golf Courses are open to the general public.

5. Huntington Beach City Gym and Pool

The City Gym and Pool, located at 16th Street and Palm Avenue, offers indoor swimming, showers, volleyball and basketball courts, a recreation room, and meeting room. The 0.8 acre gym site is owned by the City of Huntington Beach.

6. Oak View Center

The Oak View Center, located on Oak Lane south of Warner Avenue, provides specialized recreation facilities for the Oak View neighborhood. Facilities include a neighborhood park with play equipment and a basketball court, a multi-purpose meeting hall/gymnasium, additional meeting rooms, a kitchen, and a recreation room. Day care services and a Police substation are also located at the Center.

7. Bikeways

Specific information on bikeways is discussed in the City of Huntington Beach Circulation Element.

8. Equestrian Trail System

The City maintains approximately two miles of horse trails located in Huntington Central Park. A 25-acre privately developed and maintained equestrian center is available for public use. Riders also utilize trails in the residential area located south of Ellis Avenue between Edwards and Golden West Streets.

The City's Trails Implementation Plan contains the adopted Equestrian Trails Plan which emphasizes equestrian use west of Golden West Street within Huntington Central Park and ultimately extends the trail system into the Bolsa Chica area. The Harriett M. Weider Regional Park is planned to provide pedestrian, equestrian, and bike trails connecting Central Park with Bolsa Chica State Beach (equestrians will not be able to access the beach from this trail).

9. Newland House

The Newland House, located on a bluff near the northeastern corner of Beach Boulevard and Adams Avenue, is the former home of Huntington Beach pioneers William and Mary Newland. Built in 1898, the house and adjacent grounds were restored to preserve the site and are operated and maintained by the Historical Society through a lease agreement with the City. The site also contains public meeting space. For information on the historic significance of the site, please see the Historical Resources Section of the Technical Background Report.

B. COASTAL/RECREATION FACILITIES

1. Municipal Pier

The City of Huntington Beach Municipal Pier is located at the intersection of Main Street and the Pacific Coast Highway and serves as the focal point of the City's downtown area.

The pier's facilities include a lifeguard tower, observation and fishing platforms, bait and tackle stand, "end of the pier" restaurant, and temporary public restrooms. Future facilities will include a snack shop, permanent rest rooms, bait and tackle shop, and pier plaza.

2. Beach Parks

Huntington Beach contains approximately nine miles of shoreline, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach, operated by the City.

The three beaches have an annual visitation rate of fifteen million visitors. These beaches encompass a total of approximately 380 acres and provide regional recreational opportunities for sunbathing, swimming, surfing, bodysurfing, and sand volleyball. Fire rings are also available for barbecues and evening campfires. Offshore clam beds and a variety of game fish also attract divers and surf fishermen to the Huntington Beach shoreline. A trail extends the length of this shoreline, allowing for bicycle riding, jogging and walking separated from vehicular traffic. The beaches have been the sites of many national and international surfing contests and are among the best surfing areas on the West Coast.

Huntington Harbour contains four small beaches. Two beaches are located at the Huntington Harbour entrances to Davenport and Humboldt Islands and two beaches are adjacent to Trinidad and Seabridge parks.

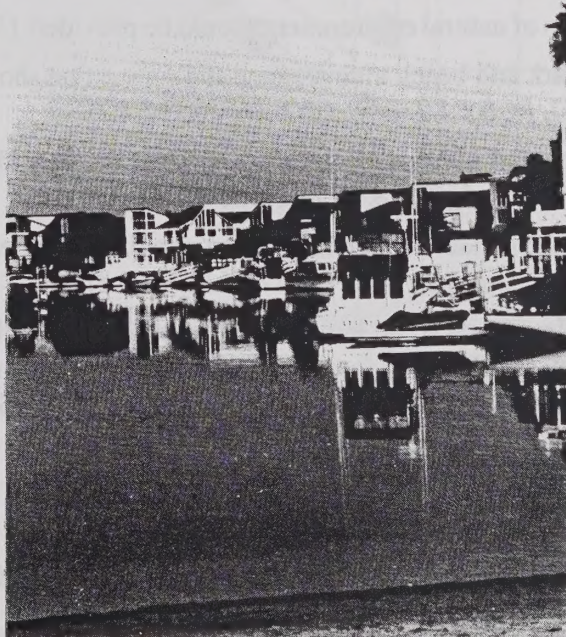
a. Recreational Vehicle (RV) Camping

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City beach parking lot at Lake Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31.

In addition, the State Department of Parks and Recreation allocates 100 spaces for camping at the Bolsa Chica State Beach. The spaces are available year-round, with a maximum two-week stay. The City beach also offers a similar program for en route RV camping between June 1 and September 14.

b. Huntington Harbour

Huntington Harbour is a 680-acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The waterways provide significant opportunities for boating which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, such as the City-operated public boat ramp located adjacent to the Warner Fire Station at Warner Avenue and Pacific Coast Highway. An additional boat ramp is located at the Sunset Aquatic Park in Seal Beach. The City also operates Percy Dock across the harbor from Warner Dock; the Percy Dock includes a parking lot and a dock but does not include a ramp.



C. FUTURE RECREATIONAL NEEDS

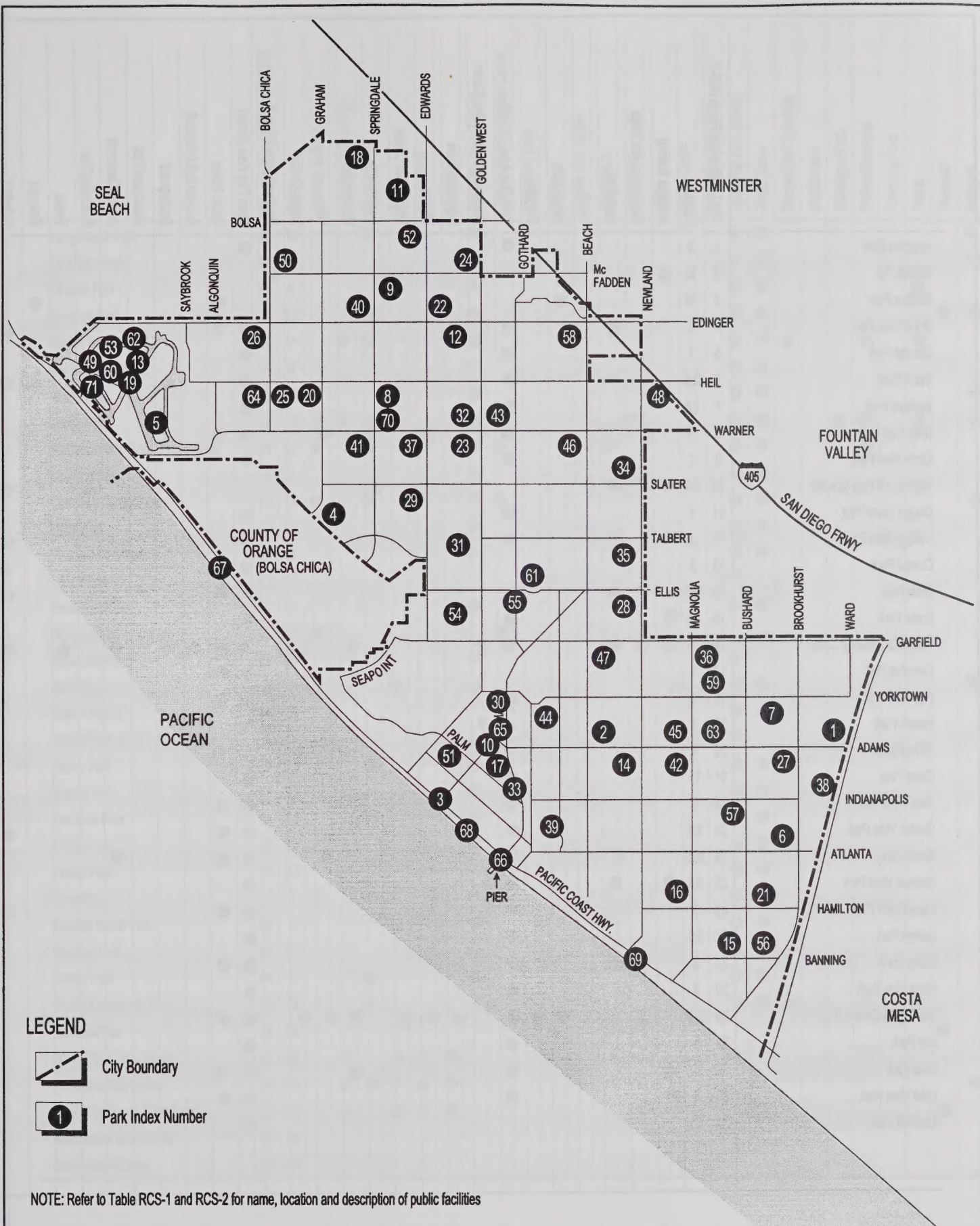
The City has set its park standard at five acres per 1,000 people. The 1990 census indicates that the City of Huntington Beach's population is 181,519. Based on the 1990 population and the City's standard, the City should have a total of 907 acres of parkland in 1992. City parks encompass approximately 576 acres and the three beach parks encompass approximately 380 acres. Therefore, the City contains 956 acres of parkland, which exceeds the defined standard.

Under the Quimby Act, in-lieu funds can be used for park renovation, acquisition, and development. Recreation programs are funded through service fees and by the general fund.

Many of the local school sites provide recreational amenities and facilities to the surrounding neighborhoods, including youth sports fields. Recent population trends and budget constraints have led to school closures. Some school districts have sold or are contemplating selling the closed school sites for residential or other development. Since the schools provide recreation sites, their closure and potential future development could remove the public recreational amenity from the neighborhood. The city of Huntington Beach should assess and determine the value of acquiring the sites or portion of the sites for public use.

ISSUES

1. The impact of growth on recreation and park facilities needs to be assessed and accommodated (*RCS 2.1.1, RCS 3.1.1, RCS 3.1.5, and RCS 5.1.2*).
2. Closed school facilities should be evaluated as to whether the need exists to utilize a portion of each site for a neighborhood park and/or youth services (*RCS 1.1.7 and RCS 5.1.1*).
3. Adequacy of recreation programs and available park acreage should be periodically assessed to ensure adequacy (*RCS 1.1.2, RCS 2.1.1, RCS 2.1.4, and RCS 4.1.2*).
4. Parks which feature areas of natural environment should be provided (*RCS 1.1.2*).
5. Adequate funding for park and beach maintenance and renovation should be maintained to ensure park usability (*RCS 2.1.2, RCS 2.1.3, RCS 6.1.2, and RCS 7.1.1*).
6. Quimby Act in-lieu fees and alternative funding methods for park development and renovation should be periodically evaluated (*RCS 8.1.1 and RCS 8.1.6*).
7. The City should assess the impact of increases in the population or demand for community center services and should plan accordingly (*RCS 2.1.1 and RCS 3.1.1*).
8. The aging of the general population and increases in the senior population will increase demand for senior services. The City should assess possibilities for building a new multi purpose Senior Center and incorporate the Outreach Center to meet increased demands (*RCS 1.1.1, RCS 3.1.2, and RCS 3.1.5*).
9. The City is required to devise an implementation plan addressing the Americans with Disabilities Act of 1992 (*RCS 1.1.1, RCS 3.1.6, and RCS 4.1.3*).
10. All designated park lands need to be preserved with proper land use designation (*RCS 2.1.1, RCS 3.1.3, and LU 7.1.1*).
11. Parks that feature active recreational facilities and team sports facilities should be provided (*RCS 1.1.4, RCS 2.1.2, and RCS 3.1.2*).



PARK / RECREATIONAL FACILITIES

CITY OF HUNTINGTON BEACH GENERAL PLAN

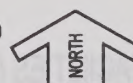
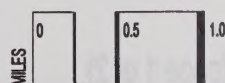


FIGURE **RCS-1**

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arevalos Park	1	3							●										●									
Bartlett Par	2	30	●															●										
Blufftop Park	3	20					●													●							●	
Bolsa View Park	4	3			●				●										●	●								●
Booster Park	5	1							●										●									
Burke Park	6	2.5							●										●									●
Bushard Park	7	2.5							●										●									
Chris Carr Park	8	11							●			●				●			●	●								
Circle View Park	9	2							●										●									
City Gym & Pool (Dwyer)	10	0.5	●		●									●											●			●
Clegg / Stacy Park	11	3							●										●									
College View Park	12	3							●										●									●
Conrad Park	13	3																	●	●								●
Drew Park	14	2.5			●				●										●	●								●
Eader Park	15	2.5	●						●										●									
Edison Community Center	16	40	●	●	●				●	●					●				●	●	●			●		●		●
Farquhar Park	17	3																	●	●								
Franklin Park	18	2							●										●	●								
French Park	19	.3								●									●									
Gibbs Park	20	5															●			●								
Gisler Park	21	11							●										●									
Glen View Park	22	3							●										●	●								
Golden View Park	23	2.5							●										●	●								●
Greer Park	24	15.5			●				●							●			●	●				●				
Harbour View Park	25	3.5	●		●				●										●	●								
Haven View Park	26	3							●										●	●								●
Hawes Park	27	2.5							●										●	●								
Helme Park	28	2			●				●										●	●								
Hope View Park	29	3							●										●	●								
Huntington Central Park	30	370		●			●	●	●		●	●	●		●	●	●		●	●						●		
Irby Park	31	5							●										●	●								
Lake Park	32	5	●						●						●				●	●								
Lake View Park	33	3	●						●										●	●								
Lambert Park	34	5.5																	●									

	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Langenbeck Park	36	18			●				●										●	●								●
Lark View Park	37	3							●										●	●								●
Le Bard Park	38	5							●										●	●						●		
Manning Park	39	2.5			●				●										●	●						●	●	●
Marina Park	40	11	●	●					●										●	●	●			●		●		
Marine View Park	41	3							●										●	●								
Moffet Park	42	2.5							●										●	●								●
Murdy Park	43	15	●	●	●				●	●					●				●	●			●	●		●		●
McCallen Park (Boys & Girls Club)	44	5.5	●		●				●	●				●					●	●				●				
Newland Park	45	3							●										●	●								
Oak View Center Park	46	1.6	●		●				●	●									●	●								●
Perry Park	47	2							●										●	●								
Pleasant View Park	48	2							●										●	●								
Prince Park	49	0.2										●							●									
Robinwood Park	50	2							●										●	●								
Rodgers Seniors' Center	51	2	●							●																		
Schroeder Park	52	2.5							●										●									
Seabridge Park	53	4.5				●			●										●	●								●
Seacliff Park #1	54	.5																	●	●								
Seacliff Park #2	55	.5																	●									
Seeley Park	56	3.5			●				●										●	●								
Sowers Park	57	2.5							●										●	●								
Sun View Park	58	2.5							●										●	●								
Talbert Park	59	5.5							●										●	●								
Tarbox Park	60	0.5																	●	●								
Terry Park	61	5	●		●				●										●	●								
Trinidad Beach Park	62	.5				●			●										●	●								
Wardlow Park	63	2.5							●										●	●								
Wieder Park	64	5			●				●										●	●								
Worthy Community Park	65	12			●				●										●	●	●			●				
Municipal Pier	66	NA										●														●		
Bolsa Chica State Beach	67	NA	●			●	●	●																				
Huntington City Beach	68	NA	●	●	●	●	●	●																				●
Huntington Beach State Park	69	100	●		●	●	●	●																		●		
Meadowlark Golf Course	70	NA																										
Huntington Harbour	71	NA																										

CITY PARKS AND
RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

TABLE RCS-1

School Park and Recreation Facilities
Table RCS-2

School	Acres	Grass Acres	Baseball	Softball	Basketball	Soccer	Football	Volleyball	Tennis	Handball or Racquetball	Roller Hockey	Skateboard Area	Pool	Field Hockey	Gymnasium
Ocean View School District															
Circle View	13.6	6.4		●	●										
College View	13.7	10.6	●			●									
Golden View	10.3	4.5	●												
Harbour View	13	10.7	●	●		●									
Hope View	13.7	10.6	●			●									
Lake View	13.7	10.6	●			●									
Marine View	13.7	9.7		●		●									
Mesa View	12.1	6.5	●			●									
Oak View	13.1	10.8	●			●									
Spring View	14	10.7	●			●									
Sun View	13.9	10.7	●			●									
Village View	13	8.3	●			●									
Crest View	13.8	9	●												
Glen View	13.8	8.5	●			●									
Haven View	14.5	9.1	●			●									
Lark View	10.1	7.5	●			●									
Meadow View	13	7.5	●			●									
Park View		2.7	●												
Pleasant View	10.9	6.4	●			●								●	
Robinwood		6.1													
Rancho View	11.6	6	●												
Huntington Beach City School District															
Dwyer	11.4	7	●	●	●	●	●	●							
Smith	9.8	3	●	●	●	●	●	●							
Eader	13.9	8	●	●	●	●	●	●							
Kettler	9.7	4.5	●	●	●	●	●	●							
Hawes	8.01	5	●	●	●	●	●	●							
Moffett	8.12	4	●	●	●	●	●	●							
Perry	10.5	5	●	●	●	●	●	●							
Sowers	14.3	7	●	●	●	●	●	●							
Huntington Seacliff	8														
Peterson\Clapp															
Burke	7.72	3	●	●		●	●								
Gisler	15	10	●	●		●	●								
Le Bard	9.7	6	●												

School Park and Recreation Facilities

Table RCS-2

School	Acres	Grass Acres	Baseball	Softball	Basketball	Soccer	Football	Volleyball	Tennis	Handball or Racquetball	Roller Hockey	Skateboard Area	Pool	Field Hockey	Gymnasium
Westminster School District															
Glegg	9	6.5		•	•	•		•		•					
Stacey	20	17	•	•	•	•	•	•		•					
Schroeder	10	8.3		•	•	•		•		•					
<i>Franklin</i>	<i>8.81</i>	<i>6</i>		•	•			•							
Huntington Beach Union High School District															
Edison High	47	24	•	•	•	•	•	•	•				•		•
Huntington High	33	20	•	•	•	•	•	•	•			•			•
Marina High	52	28	•	•	•	•	•	•	•				•		•
Ocean View	43	27	•	•	•	•	•	•							•
Education Center	19	6				•									
Fountain Valley School District															
Newland	14	12	•	•	•	•		•		•					
Oka	8	6	•	•	•	•		•		•					
Talbert	13	11	•	•	•	•		•		•					
<i>Wardlow</i>	<i>15</i>	<i>13</i>	•	•	•	•		•		•					
<i>Arevalos</i>	<i>14</i>	<i>12</i>	•	•	•	•		•		•					
<i>Lamb</i>	<i>14</i>	<i>12</i>	•	•	•	•		•		•					

Note: Schools listed in italics indicate closed sites.

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Recreation and Community Services (see **Figure RCS-1** and **Table RCS-1**) in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Recreation and Community Services Implementation Matrix.

Recreational Programming

Goal

RCS 1

Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

Objective

RCS 1.1

Encourage recreational opportunities unique to Huntington Beach which will enhance visitation and economic development.

Policies

RCS 1.1.1

Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children, and elderly. (*I-RCS 1, I-RCS 2, I-RCS 3, and I-RCS 4*)

RCS 1.1.2

Combine sites that contain historic or natural features with recreational learning opportunities, where possible. (*I-RCS 1 and I-RCS 2*)

RCS 1.1.3

Enhance the Pier area and the surrounding beach area to function as the "hubs" of tourist and community activity. (*I-RCS 1 and I-RCS 5*)

RCS 1.1.4

Encourage and facilitate the development of a wide variety of revenue generating recreational activities such as "corporate" picnic facilities, wedding facilities, infant, child, or senior day care, fishing facilities, golf courses, driving ranges, batting cages, roller hockey, sports fields, etc. (*I-RCS 6*)

RCS 1.1.5

Provide the highest quality of services to park and recreation facilities users through adequate staffing and technically trained staff. (*I-RCS 7*)

RCS 1.1.6

Continue, and strive to improve existing joint use and maintenance agreements between other public agencies, including but not limited to the local school districts, and seek new opportunities to share established and/or limited financial, property, and facility resources for the common benefit of Huntington Beach residents. (*I-RCS 7 and I-RCS 8*)

RCS 1.1.7

Consider reinstating after-school and summer programs on school playgrounds and fields. (*I-RCS 7*)

RCS 1.1.8

Provide quality services and programs for a growing seniors population. (*I-RCS 2 and I-RCS 7*)

Park Acquisition

Goal

RCS 2

Provide adequately sized and located active and passive parklands to meet the recreational needs of existing and future residents, and to preserve natural resources within the City of Huntington Beach and its sphere of influence.

Objective

RCS 2.1

Create an integrated park system that is complementary to existing and proposed development as well as the natural environment.



Central Park



Policies

RCS 2.1.1

Maintain the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation. (*I-RCS 5 and I-RCS 7*)

RCS 2.1.2

Consider the following when adopting the plan for acquiring and accepting parkland:

- a. City's needs for open space and recreation and sports facilities based on current and projected needs;
- b. City's needs for open space, recreation and sports facilities based on the location of existing open space, and recreation and sports facilities, including school recreation and sports facilities;
- c. Preservation of natural resources, and historic and cultural areas;
- d. Ease of accessibility;

- e. Usability of proposed parklands (i.e., topography and other landform constraints); and
- f. Consistency with the City's Parks and Recreation Master Plan. (*I-RCS 1, I-RCS 4, and I-RCS 9*)

RCS 2.1.3

Require parkland acquisitions to be fiscally efficient and beneficial to the needs of the community. (*I-RCS 7 and I-RCS 10*)

RCS 2.1.4

Identify park type and facility needs as a basis for future selection of specific park or recreation sites. (*I-RCS 4, I-RCS 7, and I-RCS 11*)

RCS 2.1.5

Provide for the inclusion of recreational trails in new developments which link with the existing or planned trails. (*I-RCS 1 and I-RCS 5*)

Park Planning, Design, and Development

Goal

RCS 3

Develop park sites to provide diverse recreational and sports facilities that meet the residents' and visitors' active and passive recreational needs.

Objective

RCS 3.1

Incorporate recreation features and facilities responsive to the preferences of the resident population bases that will utilize the services.

Policies

RCS 3.1.1

Design neighborhood park features and facilities that are responsive to the recreational preferences expressed by the park users and local neighborhood residents. (*I-RCS 9*)

RCS 3.1.2

Provide a variety of amenities within recreation areas in order to accommodate persons with different interests. (*I-RCS 4*)

RCS 3.1.3

Develop public parks and recreation facilities that link trails and existing recreational facilities. (*I-RCS 4, I-RCS 5, and I-RCS 7*)

RCS 3.1.4

Provide a balance between community needs and public financing constraints. (*I-RCS 7 and I-RCS 10*)

RCS 3.1.5

Establish development guidelines to foster park development that suits the changing conditions of Huntington Beach. (*I-RCS 9 and I-RCS 12*)

RCS 3.1.6

Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the American Disabilities Act (ADA) standards for accessibility. (*I-RCS 1 and I-RCS 9*)

RCS 3.1.7

Develop and/or retrofit park and recreation sites in ways which maximizes efficiency and minimizes maintenance cost. (*I-RCS 1 and I-RCS 7*)

Renovation and Upgrading of Existing Parks and Facilities

Goal

RCS 4

Ensure recreation facilities are renovated and upgraded to meet the current recreational interests of adults and youth.

Objective

RCS 4.1

Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

Policies

RCS 4.1.1

Evaluate all physical facilities for renovation needs every five years. Develop a capital improvement program for the renovation of those facilities determined to require renovation. (*I-RCS 7*)

RCS 4.1.2

Initiate an equipment “modernization” program to enhance the provision of services to local residents and visitors. (*I-RCS 7*)

RCS 4.1.3

Renovate recreational facilities to the accessibility requirements as specified in State and Federal laws such as the American Disabilities Act (ADA) standards for accessibility. (*I-RCS 7*)

RCS 4.1.4

Explore joint projects for maintenance, renovation and upgrading of recreation and sports facilities with other public and private agencies. (*I-RCS 7*)

Community Parks and Neighborhood Parks

Goal

RCS 5

Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.

Objective

RCS 5.1

Distribute future developed park and recreation center sites to equitably serve neighborhood and/or community needs while reducing costs.

Policies

RCS 5.1.1

Review the parks and recreation facilities relationship with the local schools. The review should include:

- a. the concept of providing both school recreation facilities and park facilities at the same site;
- b. information submitted by the school districts regarding the financial and fiscal impacts to the school districts in preserving closed school for park purposes without adequate compensation to the school districts;
- c. the determination of each school’s contribution in providing recreational opportunities to the neighborhood; and
- d. the identification of an “alternative” plan to provide the recreational opportunities in the event of a school closure. (*I-RCS 7 and I-RCS 8*)

RCS 5.1.2

Future community and neighborhood park and recreation sites shall be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach. (*I-RCS 4*)

Beaches

Goal

RCS 6

Provide a beach environment which enhances the enjoyment of the natural resources by the community.

Objective

RCS 6.1

Maintain the beach resources depicted on **Figure RCS-1** as a fundamental element to conserve.

Policies

RCS 6.1.1

Protect and enhance local beaches and wetlands because of their inherent environmental, ecological, and/or aesthetic contributions to the community through land use regulation. (*I-RCS 13*)

RCS 6.1.2

Conduct an inventory of existing beach facilities on a periodic basis to determine requirements of renovation and/or future capital improvements, prepare a capital improvements program and adopt a prioritization schedule for improvement. (*I-RCS 7*)

RCS 6.1.3

Enhance the beach concession stands, bicycle and pedestrian paths, restrooms, camping areas, and parking facilities to function as activity centers. (*I-RCS 3*)

RCS 6.1.4

Investigate the feasibility of providing year round camping sites. (*I-RCS 2*)

RCS 6.1.5

Provide a level of beach related facilities, maintenance, and lifeguarding that enhances the enjoyment of the natural resources by the community. (*I-RCS 2, I-RCS 3, and I-RCS 7*)

Operations and Maintenance

Goal

RCS 7

Operate and maintain City parks and recreation facilities in the most safe, effective, and efficient manner.

Objective

RCS 7.1

Enhance park and recreation sites in ways which maximize efficiency and minimize maintenance cost.

Policy

RCS 7.1.1

Design recreation facilities and programs that are functional, efficient and affordable. (*I-RCS 7 and I-RCS 9*)

Economics and Financing

Goal

RCS 8

Ensure that park development is appropriately phased to coincide with the demand for services as well as the City's fiscal resources.

Objective

RCS 8.1

Define basic objectives, financing and alternative non-traditional means for timely and balanced development and operations of park and recreational facilities.

Policies

RCS 8.1.1

Aggressively pursue all forms of Federal, State, County, corporate, private foundation and endowment support to assist in acquisition, development, programming, operations, and maintenance of park and recreation resources. (*I-RCS 2 and I-RCS 10*)

RCS 8.1.2

Encourage neighborhood groups, organizations, clubs and businesses to take a greater interest and financial responsibility in the improvement and operations of the parks and recreational facilities through a) the donation of goods, services, and financial support, and b) creation of such programs as the adopt-a-park program. (*I-RCS 7, I-RCS 14, and I-RCS 15*)

RCS 8.1.3

Encourage commercial recreational facilities to provide recreational services and facilities that may or may not otherwise be provided by the City. (*I-RCS 2 and I-RCS 15*)

RCS 8.1.4

Revenue generating facilities shall be encouraged where appropriate in the future design and programming of parks. (*I-RCS 6*)

RCS 8.1.5

Update, on a periodic basis, the park in-lieu fee assessed to all new development. (*I-RCS 2 and I-RCS 7*)

RCS 8.1.6

In addition to Quimby fees, explore alternate funding sources, such as Meadow Lark Golf Course and other revenue generating recreation facilities, for park development. (*I-RCS 7*)

IMPLEMENTATION PROGRAMS

I-RCS 1

Development/Design Review

Require, through the development/design review process:

- a. that all Huntington Beach facilities have barrier-free access;
- b. the protection, enhancement and sensitive development of park and open space areas which possess scenic, environmental, historic, and cultural values;
- c. that all park and recreation facility sites have numerous access points to roads, paths, and trails;
- d. the construction and dedication of recreational trails, determined to enhance and/or link the existing trails system; and
- e. that all parks are evaluated regarding the need for multi-sport athletic fields.

I-RCS 2

Feasibility Studies

Conduct the following feasibility studies. If determined feasible, implement the study's findings:

- a. consider integrating the physically or developmentally disadvantaged into regular recreation department programming efforts and consider amending existing programs or adding new programs to meet the integration needs;
- b. consider providing after school and summer day care for school age children. Include in the study, the possibility of utilizing existing school facilities;
- c. consider providing day care to infants and preschool children;
- d. consider establishing teen centers and other activities/services in Downtown and other areas where teens congregate;
- e. consider providing senior day care programs serving those seniors who require additional care but not full-time nursing care;
- f. determine the active recreational uses acceptable to local residents and consistent with City needs for Irby Park;
- g. consider establishing interpretive, historical and environmental education facilities and programs utilizing various natural and cultural resources found in Huntington Beach;
- h. consider utilizing a grants and endowments coordinator to increase the depth and effectiveness of lobbying and funding procurement efforts for parks and recreation as well as other applicable City programs and functions;
- i. consider working with youth sports groups to determine their facility needs and how those needs can be met on parks and schools;

- j. consider encouraging private industrial and office developments to provide recreational facilities (e.g., athletic clubs) specifically targeted toward the day-use working population. If determined feasible, develop planning guidelines or incentives that encourage the developments to provide the recreation facilities; and
- k. consider constructing and operating a year round camping facility.

I-RCS 3

Specialized Programs

Develop the following programs as funding permits:

- a. specialized programs for those physically or developmentally disadvantaged who are unable to integrate into mainstream programs;
- b. lifeguard training which includes “in-house” and extension courses and seminars focusing on swift water rescue, riptide/undertow rescue and scuba assisted rescue; and
- c. capital improvement program which includes the construction and rehabilitation of beach and park amenities (concession stands, paths, restrooms, etc.).

I-RCS 4

Master Plans

- a. Develop a system wide Parks and Recreation Master Plan which:
 - anticipates new recreation needs;
 - establishes guidelines for new park and recreation facility development;
 - incorporates the renovation plan;
 - incorporates the Central Park Master Plan, the Beach/Pier Plaza Master Plan, and the Trails Plan;
 - establishes an implementation strategy and phasing;
 - identifies funding;
 - designates maintenance responsibilities; and
 - explore the possibility for shared use and shared maintenance for facilities.

- b. Utilize park acreage and recreational facility development projections contained in the Parks and Recreation Master Plan and the Growth Management Element as a guideline in the assessment of particular sites of the future acquisition or dedication of parkland.
- c. Adhere to the implementation and prioritization established in the Parks and Recreation Master Plan.
- d. Update the Parks and Recreation Master Plan every five years.

I-RCS 5

Land Use Element

Implement the Land Use Programs I-LU 1, I-LU 2, I-LU 4, and I-LU 7.

I-RCS 6

Private Operator Programs

Pursue the establishment of new facilities which can be better operated by private investors/operators and solicit proposals from qualified entities for the development and management.

I-RCS 7

Special Studies/Reviews

- a. Conduct a study to determine the benefits of providing recreational programs at local schools.
- b. Conduct a study to review the adequacy of all beach lifeguard and rescue services. Develop programs to remedy any deficiencies determined to exist in personnel training and equipment.
- c. Evaluate staffing needs every three years. Evaluation should:
 - determine the number of staff persons and the types of staff persons necessary for program operation; and
 - develop training programs including “in house” and extension courses and seminars.

- d. Determine if the City's parkland ratio (5.0 acres per 1,000 persons), which includes the beach in the calculation, is adequate. Modify the parkland ratio, if determined necessary, and update all Quimby and other sources of parkland acquisition and acquisition funding to reflect the new ratio.
- e. Perform a cost and benefit analysis prior to acquiring any new lands.
- f. Review and update acreage and park facility requirements every five years to ensure that the residents needs and demands are met.
- g. Conduct a City-wide recreational circulation study and incorporate into the Parks and Recreation Master Plan. This would combine the aims of the State Trails Plan, the County Equestrian Trails Plan, the Local Coastal Plan (Coastal Access), and the Circulation Element of the General Plan into a unified and coordinated trails plan for Huntington Beach. Issues such as implementation strategy, funding and the establishment of design criteria and maintenance responsibilities should be included in this plan.
- h. Conduct a park and recreational facilities renovation study to determine each site's maintenance and renovation needs, including Federal and State laws such as American's with Disabilities Act accessibility standards. Develop a prioritization and phasing program, and establish a Capital Improvements Program. Implement the Capital Improvements Program. Update the renovation study, prioritization and phasing program, and the Capital Improvements Program every three years.
- i. Evaluate recreational equipment and tools to ensure they function adequately, thereby, maximizing the recreation staff's efficiency. Develop a "modernization" program to rectify deficiencies that are noted in the study.
- j. Determine each school's recreational and sports field contribution and determine alternate recreational resources available to the neighborhood in the event of school closure. In addition, establish alternative recreation options including the leasing and/or acquisition of school facilities.
- k. Conduct an in-house review of all equipment and recreation facilities in order to achieve the highest efficiencies possible in operation and maintenance costs.
- l. Consider utilizing a marketing process to establish and market urban forest programs, commercial recreation opportunities and gift catalogs, and to solicit donations and other creative funding opportunities.
- m. Review the park in-lieu fee which is established by City Council and is based on the Quimby Act formula utilizing local residential land value. In the past, the City has approved a park in-lieu fee less than the maximum permitted by the formula. Establish a link between the fee that is adopted using a percentage of the total allowable in-lieu charge based upon the formula. Once the percentage is established, evaluate local residential land values and adjust the fee structure, every five years.
- n. Consider establishing a non-profit foundation or retaining a private consultant to a) solicit private organizations to sponsor public recreation activities, supply equipment and uniforms, donate facilities, and b) act as a vehicle to provide clear tax advantages to donors and contributors of funds and resources.

I-RCS 8

Intra-agency Coordination

- a. Convene an intra-agency study session to review the joint use concept. The review should include the advantages and disadvantages of continuing the practice of sharing school and park facilities and of joint use maintenance agreements. Based on study session findings, develop policy guidelines to direct existing relations and future relations.
- b. Coordinate with school and Local, State and Federal agencies to ensure the proper protection and/or enhancement of the City's open space and recreational resources.

- c. Establish and coordinate an inter-agency relationship between the City and the school districts to ensure that the use of school properties and facilities by the City or the community for non-educational purposes does not affect the school districts.

I-RCS 9

Design Guidelines

- a. Develop a set of guidelines to evaluate the potential parkland acquisitions; establish an inter-agency City staff review team to implement these guidelines and conduct future parkland acquisition evaluations.
- b. Develop park and recreation facility development guidelines for each discernibly different area of the City. Provide the guidelines to developers. Guidelines should include:
 - park or recreation facility character and size;
 - amenities or facilities to be provided at each site;
 - onsite circulation requirements; and
 - required pedestrian, bicycle, and vehicular access.
- c. Prepare landscape and design guidelines and standards emphasizing methods for maintenance, energy and water cost reductions for existing and future sites.

I-RCS 10

Prerequisite Funding

Adequate development, maintenance, and operation funding shall be a prerequisite to developing additional park acreage or recreation facilities.

I-RCS 11

Park/Recreation Classification System

Apply the park classification system established in the Parks and Recreation Master Plan as the minimum level of acceptable size and development character as suited to the needs of Huntington Beach residents.

I-RCS 12

Year Round Amenities

Require facilities, including beach related facilities, to be developed with amenities which can be used during all of the seasons.

I-RCS 13

Beach Area Protection

Identify and locate beach areas which must be protected through the land use regulations proposed in the Land Use Implementation Programs section of the Land Use Element. Identify those beach areas that will accept limited recreational development (e.g. firepit rings, volleyball equipment, swings, etc.) without destroying the natural beauty.

I-RCS 14

Volunteers

Solicit volunteer groups (local scouts, local ecological groups, churches, etc.) to coordinate and work annual volunteer "clean up" sessions or other programs at recreational facilities.

I-RCS 15

Corporate Funding

Solicit other corporate funding programs to fund and sponsor maintenance and other volunteer programs at recreational facilities.

No.	Name	ADMINISTRATION											School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds	
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council														
											CITY OF HUNTINGTON BEACH													
PROGRAM		RESPONSIBLE AGENCY											FUNDING SOURCE										SCHEDULE	
RCS-1	Development / Design Review	●	●				●	●							●		●						Ongoing *	
RCS-2	Feasibility Studies	●	●				●					●			●								Ongoing *	
RCS-3	Specialized Programs		●									●			●		●		●				Ongoing *	
RCS-4	Master Plans	●	●				●					●			●								Ongoing *	
RCS-5	Land Use Element	●													●								Ongoing *	
RCS-6	Private Operator Programs	●	●					●	●						●				●				5 Years upon Plan Adoption *	
RCS-7	Special Studies / Reviews	●	●				●	●	●	●					●								Ongoing *	
RCS-8	Intra-Agency Coordination	●	●				●	●	●	●					●								Ongoing *	
RCS-9	Design Guidelines		●				●	●							●								5 Years upon Plan Adoption *	
RCS-10	Prerequisite Funding		●				●								●	●	●		●	●	●	●	Ongoing *	
RCS-11	Park / Recreation Classification System		●												●								Ongoing *	
RCS-12	Year Round Amenities		●				●								●		●		●				Ongoing *	
RCS-13	Beach Area Protection	●	●				●								●								1 Year upon Plan Adoption *	
RCS-14	Volunteers		●												●								2 Years upon Plan Adoption *	
RCS-15	Corporate Funding		●												●								2 Years upon Plan Adoption *	

* As funding permits

RECREATION AND COMMUNITY SERVICES IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **RCS**

STATUTORY REQUIREMENTS

Huntington Beach, California, is located in a seismically active area and is subject to earthquakes of varying magnitudes. The City's water supply system is designed to be resilient and able to withstand seismic activity. The City's water supply system is designed to be resilient and able to withstand seismic activity. The City's water supply system is designed to be resilient and able to withstand seismic activity.

TECHNICAL SYNOPSIS

1. WATER SUPPLY AND DISTRIBUTION

a. Existing Conditions

Huntington Beach Water Department supplies approximately 15 million gallons per day (MGD) of water to the City. Typically, 2/3 of the City's water is supplied by groundwater wells, with the remaining 1/3 supplied by surface water. However, at present the City is relying on surface water to meet its water needs.

The City's water system consists primarily of surface water, which is pumped from the Huntington Beach Water Treatment Plant (HBWTP) to the City's water distribution system. The HBWTP is located in the City of Huntington Beach, California. The City's water distribution system consists of a network of pipes and valves that deliver water to the City's residents and businesses.

The City is currently planning a major water infrastructure project.

b. Water Supplied by Metropolitan Water District

The Metropolitan Water District (MWD) water supply is supplied from the California State Water Project. The MWD has been authorized to supply water to the City of Huntington Beach, California. The City's water supply is currently supplied by the MWD. The City's water supply is currently supplied by the MWD. The City's water supply is currently supplied by the MWD.

c. Water Supplied by Groundwater Wells

There are several groundwater wells located in the City, and the City's water supply is currently supplied by these wells. The City's water supply is currently supplied by these wells. The City's water supply is currently supplied by these wells.

UTILITIES ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

Government Code Section 65302(b) requires a circulation element to include a discussion regarding local utilities and facilities. This General Plan element focuses upon the City's water supply, sanitation treatment (wastewater), storm drainage, solid waste disposal, natural gas, electricity, and telecommunications systems. The Circulation Element focuses on the transportation system.

TECHNICAL SYNOPSIS

A. WATER SUPPLY AND DISTRIBUTION

1. Existing Conditions

Huntington Beach Water Department supplies approximately 33 Million Gallons Per Day (MGD) to 49,000 water meters. Typically, 3/4 of the City's water is supplied by groundwater wells while 1/4 is from imported sources. However, at present the City is receiving 80 percent of its water source from groundwater wells.

The City's water pressure remains generally adequate throughout all areas of the City except within the Reservoir Hill area, the highest elevation in the City. The Reservoir Hill area requires a booster pumping station to pump the water to the area. The City's Water Department has completed a permanent pumping station at the Water Operations yard.

The City of Huntington Beach's water system is described below:

a. Water Supplied by Metropolitan Water District

The Metropolitan Water District (MWD) water supply is imported from the Colorado River and State Water Projects. The MWD has three main connection lines supplying Huntington Beach with imported water. Two of the connection's meters are under the jurisdiction of the West Orange County Water Board; the third connection's meter is located at San Joaquin Reservoir. MWD water supply to the City is inadequate but increased demands can be met by MWD, if the City so desires by implementing policies of the 1995 Water Master Plan.

b. Water Supplied by Underground Water Wells

There are fourteen groundwater wells located in the City; nine of the fourteen wells are used for potable water sources. These groundwater wells produce the majority of the City water's supply. Of the remaining five wells, one is inactive due to poor water quality, one is unequipped, and the other three wells are used for irrigation.

c. Water Storage

The water storage system consists of Overmyer Reservoir and the Peck Reservoir, both located within the City. Peck Reservoir's capacity is 16 million gallons and Overmyer Reservoir has a capacity of 23 million gallons. The reservoirs store both groundwater and imported water. The reservoirs fill with water at night and empty during the day. Presently, the storage facilities are inadequate to serve the water demands of the City. Policies contained in the 1995 Water Master Plan will address these inadequacies.

d. Water Booster Facilities

Booster facilities pump water from reservoir storage into the water distribution system when normal water pressures are insufficient. At present, booster facilities are inadequate to maintain water pressure levels. Policies contained in the 1995 Water Master Plan will address these inadequacies.

e. Water Distribution System

The local distribution system consists of approximately 480 miles of water lines ranging in size from 2 to 42 inch diameter pipes. Huntington Beach has an emergency service agreement with the cities of Fountain Valley, Seal Beach, and Westminster to receive water during a disaster. The existing system is inadequate, but with policies contained in the 1995 Water Master Plan, these inadequacies will be addressed.

2. Improvements

The 1995 Water Master Plan analyzes demands and impacts of surrounding communities such as Sunset Beach and Surfside on the City's system, as well as the anticipated impact of future developments such as the Bolsa Chica. The Huntington Beach's Water Department currently supplies or may supply water to these areas.

The Master Plan identifies the following improvements which the Water Department is in the process of requesting approval from the City Council to fund and construct:

- a. Three new underground water wells.
- b. 43 million gallons of water storage that has been designed but the site has yet to be determined.
- c. The City will participate in the Orange County Water District's Green Acres Project. The Green Acres Project is a treated reclaimed water project which will be used for landscape irrigation. The reclaimed water distribution line location will be determined by the Orange County Water District; anticipated start up date is 1997.

B. SANITATION TREATMENT AND SEWERAGE

The Sanitation Treatment and Sewerage services for the City of Huntington Beach are provided by two entities: The Orange County Sanitation District (OCS D) and the City of Huntington Beach Public Works Department, Engineering Division. Currently, 98 percent of the City is connected to the sewer system. The remaining two percent utilizes septic tanks and is scattered throughout the City. These areas are under no pressure to convert from septic tanks to the sewer system at this time.

1. Orange County Wastewater Treatment

The two wastewater treatment plants serving the City of Huntington Beach perform primary and secondary treatment procedures. Plant #1 is designed to treat the wastewater generated by neighboring cities and the northern portion of the City. Operators in Plant #1 determine whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant #2. Plant #2 treats most of the City's sewage. The following table describes the characteristics of the two plants:

	Current Operating Capacity	Existing Operations	Planned Improvements
Plant #1	60 Primary MGD 60 Secondary MGD	50 Primary MGD	Additional 60 Primary MGD
Plant #2	200 Primary MGD 95 Secondary MGD	170 Primary MGD	None

The OCSD has developed engineering plans for plant improvements anticipated to meet the needs of the City to the year 2050. Implementation of these plans is dependent on increased demands rather than a set time table. Many of these improvements will need to be implemented prior to the construction/occupancy of any planned large developments.

At present, the OCSD has seen a 14 percent drop in wastewater treatment demand due to water conservation practices and City and County imposed regulations. However, the OCSD states that this trend may be misleading and that it may be premature to determine future demand trends.

2. Existing Sewage Collection System

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department is responsible for the local level of service while the OCSD is responsible for the regional service.

The OCSD's trunk lines connect local lines to the treatment plants. The major trunk lines flowing to treatment plants are constructed and designed to incorporate all the City's smaller outlet sewer lines. The sewage trunk lines are designed to not exceed 0.75 depth over diameter (D/D), the system is currently working at about 0.5 D/D. OCSD has no immediate plans for updating the existing lines other than the normal replacement of deteriorating sewer lines and trunks.

The OCSD also owns and operates three pump stations in the City. The pump stations help transport the sewage through the system and onto the treatment plants. The Slater Pumping Station is presently being improved. This pumping station is instrumental for any future developments of Bolsa Chica and McDonnell-Douglas.

The City of Huntington Beach owns, operates, and maintains the smaller sewer lines that run from the households or businesses to the larger City owned sewer trunks.

In addition to the sewer lines, the City also owns, operates, and maintains 29 lift stations, which ensures that the sewage flows throughout the system. The City's Maintenance Division cleans and services the lift station monthly.

C. STORM DRAINAGE

The purpose of the storm drainage system is to remove water runoff from streets and, after filtration, transport the runoff water to the ocean. The storm drainage system is operated by the Orange County Flood Control District and the City of Huntington Beach Public Works Department.

1. Orange County Flood Control District

The Orange County Flood Control District's Environmental Management Agency is responsible for the design, construction, operation, and maintenance, of regional flood control facilities. The County flood channels are annually maintained for debris removal and vegetation removal and upkeep.

The existing storm drainage channels were originally designed to accommodate water levels generated by 25 year flood events; however, when the channels were constructed, they were built to accommodate only 65 percent of the 25 year flood event. The channels were built with restrictive channel bottoms which reduce the amount of water the channel could carry. The restrictive channel bottoms allowed the County to slow the runoff water's flow rate while still enabling the system to remove runoff water. The County believed that this process would allow the channel's capacity to increase more easily by removing the restrictive elements or simply smoothing the channel's floor, if ever required. However, the 25 year event flood standards at the time of construction are not the same as today's standards.

Presently, the County uses 100 year flood event standards to improve portions of the channels. For a channel to be improved, the County requires completed channel reports assessing current capacity and demand. At this time, the Talbert Valley report is completed and portions of the channel are being improved. The County has stated when the East Garden Grove/Wintersburg's report is complete, the majority of the City's channels will be eligible for improvements as funding permits. Improvement funding is generated by local property tax assessment and State Special District Augmentation Funds.

2. City of Huntington Beach Public Works Department

The City of Huntington Beach owns and operates five storm drainage channel pumping stations which pump the runoff water into the channels and to the ocean. The City's channels, designed to accommodate 10 and 25 year flood events, are constructed at ground level or "at grade." The "at grade" channels exacerbate the flooding potential because the amount of water which may be pumped into an "at grade" channel is less than a "below grade" channel. As a result, those areas flooded in a storm are most likely flooded because the pump stations are unable to pump a sufficient amount of water into the channels. If additional water is pumped, the channels may overflow.

D. SOLID WASTE DISPOSAL

1. Existing Conditions

The City of Huntington Beach currently generates 348,219 tons of solid waste per year or approximately 954 tons per day. Of this total, 52,220 tons are generated by commercial sources, 155,625 tons are generated by residential sources, and 140,374 tons are generated by demolition and industrial sources. The amount of solid waste is expected to increase proportionally in the future as the City's residential population and commercial/industrial activity increase.

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal, under an exclusive long term contract with the City. Collected solid waste is transported to a transfer station located in the City. At the transfer station, the solid waste is sorted and then processed through a Materials Recovery Facility (MRF) where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman (Bee Canyon) Landfill located in the City of Irvine. The Frank R. Bowerman Landfill has a remaining capacity in excess of thirty years based on present solid waste generation rates.

2. AB-939 Requirements

The California State Legislature in 1989 enacted the Integrated Waste Management Act of 1989 (Assembly Bill 939 and its amendment Assembly Bills 1820 and 2707). These bills call for all cities to prepare and adopt a Source Reduction and Recycling Element (SRRE) and a Household Hazardous Waste Element (HHWE) on or before July 1, 1991 for all incorporated areas within its jurisdiction. The City of Huntington Beach has completed and adopted both an SRRE and HHWE.

The City of Huntington Beach selected an Integrated Waste Management Task Force (IWMTF) in January 1991 to oversee the implementation of AB-939. The City's goal, as stated in the SRRE is "to provide an integrated solid waste management system of facilities and services which emphasize the source reduction of wastes, recycling of reusable materials, and disposal of the remaining solid waste so that potential adverse impacts to public health and the environment are minimized."

3. Recycling

Rainbow Disposal owns and operates a Materials Recovery Facility (MRF) at 17121 Nichols Avenue. The MRF is responsible for recycling of materials found in the solid waste. The 42,000 square foot facility uses a combination of automated and manual methods to capture recyclables from the solid waste. Materials salvaged include glass, plastic, paper, metals, and green waste.

The City has implemented a public source reduction and recycling program which effects all residents of the City. The California Integrated Waste Management Board has determined that the City can satisfy the goals mandated in AB-939 by implementing the SRRE. Progress toward attaining the 25 percent diversion from landfilling required by 1995, and 50 percent by the year 2000, will be monitored by the California Integrated Waste Management Board through a series of annual reports made by the City from disposal data supplied by the County of Orange Integrated Waste Management Department.

4. Household Hazardous Waste

The County of Orange Integrated Waste Management Department is responsible for recycling and the proper disposal of household hazardous waste (HHW). Presently there are four household hazardous waste collection centers located in Orange County. They are located in Anaheim, Irvine, San Juan Capistrano, and Huntington Beach.

The collection centers store household hazardous waste for a maximum of 90 days on site; however, oils and other combustible materials are removed daily. The collection centers will accept up to 5 gallons or 55 pounds of household hazardous waste per Orange County household per visit.

The County of Orange Integrated Waste Management Department contracts with firms to pack (store), transport, and recycle the household hazardous waste. The contractor must abide by Occupational Safety and Health Department standards as well as other standards from other entities (Environmental Protection Agency and State departments) for lab packing and transporting of the hazardous materials.

E. NATURAL GAS

The City of Huntington Beach is serviced by the Southern California Gas Company (SCG). The SCG receives its supply of natural gas from several sources: Southern California, Northern California, and out of state suppliers. The out of state natural gas enters the State through transmission lines which contain gas ranging from 500 to 1,000 lbs. of pressure. These lines connect to transmission compressor stations which decrease the pressure to 150 to 500 lbs. and clean the natural gas. From the compressor stations, the natural gas is transmitted through supply lines to distribution stations. The distribution stations further reduce the natural gas pressure to approximately 44 lbs., and then provide the gas to consumers. SCG has no immediate plans to update the existing equipment or to implement new technologies other than the normal maintenance checks and replacements of deteriorating supply lines. SCG has stated that they are meeting present demands and can supply additional natural gas to Huntington Beach, if required.

F. ELECTRICITY

Southern California Edison (SCE) provides electrical service to the City of Huntington Beach. Major SCE facilities located in the City include a generating station, six substations, and switching yards.

The SCE electrical system begins with the generating stations which send power to a transformer. The transformer then distributes the electricity through the switching yards to the distribution lines. The distribution lines are then disbursed throughout the City. These lines may be underground, or run along electrical poles. These lines connect to households and businesses and supply electrical energy to the users. SCE, in cooperation with the City, is presently working to house all electrical distribution lines underground. The present SCE service is currently meeting the City's electrical demands and the SCE states that they can accommodate the additional demands placed upon them by future developments.

Southern California Edison also owns several easements located throughout the City of Huntington Beach. Some of these easements are currently being leased to private businesses such as nurseries or are used as parkland.

Currently SCE allocates an annual fixed fund to the City for facility improvement purposes. This fund usually is not sufficient to cover the cost to convert large areas of the City to undergrounding utilities, but aggregating annual funds is possible.

G. TELECOMMUNICATIONS

1. Telephone

Telephone service in the City is provided by General Telephone and Electric (GTE). Huntington Beach has five GTE central offices in the City boundaries, which house switching rooms. The switching rooms are responsible for supplying open lines and dial tones. GTE is not planning any improvements to the existing equipment or implementing new technologies to the current service.

2. Cable Television

Time Warner Communications has provided Huntington Beach with television cable service since Spring of 1996. Time Warner Communications offers regional, national, and movie channels, plus a local public access programming station. Several of the City's Public Hearings are telecast on the local programming station. Time Warner Communications is under a non-exclusive contract with the City until beyond the year 2000.

The City of Huntington Beach is a member of the Public Cable Television Authority (PCTA). The PCTA is a joint powers authority between the cities of Huntington Beach, Fountain Valley, Westminster and Stanton. The initial purpose of the PCTA was to solicit bids from cable operators and select one to build a cable system for the four cities. The cable operator that won the bid and entered into a non-exclusive franchise agreement was Dickerson Communications, Ltd. in August 1976. Dickerson Communications constructed the initial back bone cable system for all four cities.

Under the franchise agreement the cable operators are required to pay the PCTA a franchise fee of five (5) per cent of its gross revenues. The City of Huntington Beach received approximately \$1,100,00 in FY 1995/96 in annual revenues from the franchise fee. Since the initial construction there has been a number of successor cable companies to Dickerson Communications which has provided cable service to the four (4) cities of the PCTA.

In the Spring of 1996 Time Warner Communications assumed the non-exclusive franchise agreement to provide cable service to the four cities. Time Warner offers national, regional and local broadcast stations, as well as satellite, and pay per view movie channels. Also, Time Warner provides channels for Public Access (Channel 6), Education Access (Channel 27) and Government Access (Channel 3). Collectively these channels are referred to as PEG Channels.

The City of Huntington Beach provides programming for Channel 3. A variety of city government programs are produced by the city for airing on Channel 3. Also channel 3 brings cable subscribers a variety of events and activities that occur within the city. Channel 3 is considered one of the leaders in the area of Government Access Programming.

ISSUES

The policies addressing the issues are indicated in the parentheses.

1. The City needs to purchase land owned in the Bolsa Chica area in order to allow the developers of the Holly-Seacliff development to construct the proposed ten million gallon reservoir as stated in the Holly-Seacliff development agreement. (*U 1.1.6*)
2. With the possible development of large sites such as the McDonnell-Douglas site, Bolsa Chica, Holly-Seacliff, Ellis-Golden West, and the Meadowlark Specific Plan, the water demands of the City will far exceed its storage capabilities. (*U 1.1.3, U 1.1.5, and U 1.1.6*)
3. As identified in the 1988 Master Plan, the present system cannot handle peak hour fire flows and water pressure to sections of the City. (*U 1.1.1 and U 1.1.3*)
4. The development of Meadowlark and Ellis-Golden West are all pending upon the reconstruction of the Slater County pump station. The reconstruction is anticipated to increase the pump's potential capacity. (*U 2.1.1, U 2.1.4, and U 2.1.5*)
5. The physical condition of the older sewer mains is in a "high state of disrepair." As the system continues to age, it will deteriorate unless a programmatic repair/replacement effort is made. However, the only sewer maintenance funding source is the General Fund. Therefore, funds set aside for sewer maintenance are minimal. (*U 2.1.5*)
6. The County owned storm channel facilities need to be upgraded to accommodate the 100 year flood event standards. (*U 3.1.1*)
7. The City must assess the capability of the pumping stations when the County completes the upgrading of flood control channels. (*U 3.1.2 and U 3.1.3*)
8. With the expected developments within the City, pumping stations and capacity of County flood channels must be evaluated and possibly improved sooner than anticipated by the County. (*U 3.1.2 and U 3.1.3*)
9. The 1994 Storm Drain Master Plan, identifies \$131 million in un-built Master Plan deficiencies. The deficiencies will not be constructed by developers nor with developer fees, they will be constructed through the annual drainage fee revenue. In 1994, the average drainage fee revenue is less than \$350,000; an insufficient amount to improve the deficiencies. (*U 3.2.2*)
10. The drainage facilities' maintenance is funded through the General Fund. Additional funding is necessary to provide adequate drainage facilities maintenance. (*U 3.2.2*)
11. The State Legislature, through Assembly Bill 939 (AB939) and the California Integrated Waste Management Board Act of 1989, mandates that all cities must prepare, adopt and submit a comprehensive solid waste management plan to the county in which it is located by July, 1991. This plan must govern and contain each city's efforts and intended policies in the area of waste characterization, source reduction, recycling, composting, solid waste facilities, education and public information, funding, special wastes, and hazardous wastes, and must meet certain targets for percentages of waste reduction and recycling over specified time periods. Implementation of the solid waste management programs will require commitment of staff and funding to the programs. (*U 4.2.1 and U 4.2.2*)

12. With the anticipated developments of Bolsa Chica, Meadowlark, Holly-Seacliff, Ellis-Golden West, and McDonnell-Douglas, additional distribution lines need to be installed to accommodate these communities. (U 5.1.1)
13. With the anticipated developments in Huntington Beach, additional electrical distribution system will need to be installed to meet the demand. (U 5.1.1)
14. The City of Huntington Beach needs to cooperate with SCE, as well as other utilities, to create a plan or timetable to convert the City to underground utilities. (U 5.1.2)
15. New service lines will have to be installed in areas of new development. (U 5.1.1)
16. The construction of new or the expansion of existing utility and industrial facilities may impair the visual quality of an area. (U 5.1.3 and U 5.1.4)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Utilities in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Utilities Implementation Matrix.

Water

Goal

U 1

Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the costs of water provision in the City.

Objective

U 1.1

Maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements in a timely and cost efficient manner.

Policies

U 1.1.1

Monitor the demands on the water system, manage the development to mitigate impacts and/or facilitate improvements to the water supply and distribution system, and maintain and expand water supply and distribution facilities. (*I-U 1, I-U 2, I-U 3, I-U 4, I-U 5, I-U 6, and I-U 7*)

U 1.1.2

Approve and implement development in accordance with the standards identified in the Growth Management Element. (*I-U 8*)

U 1.1.3

Continue to evaluate the adequacy of the water supply and distribution system. (*I-U 3*)

U 1.1.4

Adopt a water master plan and an associated capital improvements program. (*I-U 4*)

U 1.1.5

Designate, preserve, and acquire land for water storage and transmission facilities, as necessary. (*I-U 5*)

U 1.1.6

Provide for the construction of necessary pump and storage facilities including the Reservoir Hill Booster Pump Station, the Sunset Heights Reservoir, and the Southeast Reservoir Complex to ensure adequate water supply, and proper water system balance. (*I-U 6*)

Objective

U 1.2

Ensure that existing and new development does not degrade the City's surface waters and groundwater basins.

Policies

U 1.2.1

Require that new and existing development contain safeguards and mitigation measures preventing degradation. (*I-U 1 and I-U 9*)

U 1.2.2

Require new developments to connect to the sewer system. (*I-U 2*)

Objective

U 1.3

Minimize water consumption rates through site design, use of efficient systems, and other techniques.

Policies

U 1.3.1

Continue the City's water conservation efforts; review programs periodically and modify and/or expand them as appropriate and feasible. (*I-U 1, I-U 2, I-U 5, I-U 7, and I-U 9*)

U 1.3.2

Continue to require the incorporation of water conservation features in the design of all new construction and site development. *(I-U 1 and I-U 2)*

U 1.3.3

Consider establishing a rebate or incentive program for the replacement of leaking, aging and/or inefficient plumbing with water saving plumbing and fixtures. *(I-U 1)*

U 1.3.4

Require the use of reclaimed water for landscaped irrigation, grading, and other non-contact uses in the new developments, where available or expected to be available. *(I-U 1)*

Objective

U 1.4

Ensure the costs of improvements to the water supply, transmission, distribution, storage and treatment systems are borne by those who benefit.

Policies

U 1.4.1

Require the costs of improvements to the existing water supply and distribution facilities necessitated by new development be borne by the new development benefiting from the improvements, either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. *(I-U 2, I-U 3, and I-U 10)*

U 1.4.2

Evaluate the water rate payer fees, development charges, and service acquisition charges to see if the fees and charges adequately meet the operation, maintenance, renovation/upgrade, and new construction needs. *(I-U 1 and I-U 3)*

U 1.4.3

Investigate the feasibility of forming benefit assessment districts. *(I-U 10)*

Wastewater Treatment and Facilities

Goal

U 2

Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.

Objective

U 2.1

Ensure the City provides and maintains a wastewater collection and treatment facilities system which adequately conveys and treats wastewater generated by existing and planned development at a maximized cost efficiency.

Policies

U 2.1.1

Approve and implement development in accordance with the standards identified in the Growth Management Element. *(I-U 8)*

U 2.1.2

Conduct a study to determine the existing wastewater collection system's adequacy. This evaluation shall include an analysis of the possible land use intensification in older areas and a plan for infrastructure upgrading, as necessary. *(I-U 3)*

U 2.1.3

Develop a record maintenance system which records the capacity and utilization of the wastewater facilities, monitors impacts and demands, and manages development, thereby mitigating impacts and/or facilitating improvements. *(I-U 3)*

U 2.1.4

Update the existing Sewer Master Plan and the associated Capital Improvement Program as necessary. The updated Sewer Master Plan and the Capital Improvement Program should include: maintenance and renovation requirements, new facility requirements, funding sources, phasing and prioritization, and responsible agencies. *(I-U 4)*

U 2.1.5

Maintain, upgrade, and expand existing wastewater collection and treatment facilities. (*I-U 1, I-U 4, and I-U 6*)

U 2.1.6

Require that sewer capacity is available before building permits are issued for new development. (*I-U 2 and I-U 5*)

U 2.1.7

Design and route wastewater treatment collection facilities to eliminate the need for pump stations where possible. (*I-U 2, I-U 6, and I-U 5*)

Objective

U 2.2

Ensure the costs of wastewater infrastructure improvements are borne by those who benefit.

Policies

U 2.2.1

Require the costs of improvements to the existing wastewater collection facilities, which are necessitated by new development, to be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (*I-U 1 and I-U 2*)

U 2.2.2

Review the existing sewer connection fees annually to ensure that adequate amounts of fees and charges are collected to fund the construction of new facilities. (*I-U 1*)

Objective

U 2.3

Ensure that all wastewater collection facilities are operated in a manner which maximizes public safety.

Policies

U 2.3.1

Continue to monitor businesses that may generate hazardous waste to prevent contamination of water. (*I-U 1*)

U 2.3.2

Continue to work with the Orange County Environmental Management Agency on the draft countywide ordinance which will require:

- a. all applicable industries and businesses to obtain sewer discharge permits;
- b. elimination of illegal and illicit storm water discharges;
- c. a reduction of point source pollutants;
- d. the use of Best Management Practices by businesses in the City; and
- e. the implementation of all NPDES and SCAQMD regulations. (*I-U 1 and I-U 5*)

Until such ordinance is adopted the City will ensure appropriate enforcement procedures are taken against pollution as set forth in the draft countywide ordinance.

Storm Drainage

Goal

U 3

Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.

Objective

U 3.1

Ensure that adequate storm drain and flood control facilities are provided and properly maintained in order to protect life and property from flood hazards.

Policies

U 3.1.1

Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities. (*I-U 1, I-U 4, and I-U 5*)

U 3.1.2

Coordinate with County agencies to improve the County's facilities. (*I-U 5*)

U 3.1.3

Monitor the demands and manage development to mitigate impacts and/or facilitate improvements to the storm drainage system. (*I-U 3 and I-U 4*)

U 3.1.4

Designate, preserve, and acquire land, as necessary, for storm drainage and flood control facilities. (*I-U 5*)

U 3.1.5

Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element. (*I-U 2 and I-U 5*)

U 3.1.6

During development review, determine if any structures meant for human habitation are constructed within the 100 year flood plain. If necessary, evaluate the structures' flood safety, and require remedial actions. (*I-U 1*)

Objective

U 3.2

Ensure the costs of infrastructure improvements to the storm drain and control system are borne by those who benefit.

Policies

U 3.2.1

Require improvements to the existing storm drain and flood control facilities necessitated by new development be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (*I-U 2, I-U 3, and I-U 10*)

U 3.2.2

Develop a storm drain and flood control impact fee and review developer fees to ensure that adequate fees and charges are collected to fund the operation and maintenance of existing facilities and the construction of new facilities. Every three years, review the fees and fee structure to ensure the fees are appropriate. (*I-U 3*)

Objective

U 3.3

Ensure that storm drain facilities (channels and outputs) do not generate significant adverse impacts on the environment in which the facilities traverse or empty.

Policy

U 3.3.1

Evaluate any existing environmental degradation or potential degradation from current or planned storm drain and flood control facilities in wetlands or other sensitive environments. (*I-U 3 and I-U-5*)

U 3.3.2

Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems. (*I-U 2, I-U 6, and I-U 5*)

U 3.3.3

Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmentally sensitive areas. (*I-U 2, I-U 6, and I-U 5*)

U 3.3.4

In areas of known subsidence, require new development to minimize the use of cross gutters and utilize technology such as low flow storm drains. (*I-U 2, I-U 6, and I-U 5*)

Solid Waste

Goal

U 4

Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.

Objective

U 4.1

Ensure an adequate and orderly system for the collection services and the disposal of solid waste to meet the demands of new and existing development in the City.

Policies

U 4.1.1

Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law. (*I-U 11*)

U 4.1.2

Investigate the feasibility of providing trash and recycling receptacles along City streets in pedestrian oriented commercial areas (i.e., Downtown, Peter's Landing, Beach Boulevard nodes, etc.); design receptacles to be aesthetically compatible with the district in which they are located. (*I-U 3*)

Objective

U 4.2

Recycle solid waste to reduce the amount of bulk which must be disposed in area landfill, to conserve energy resources, and to be consistent with the provisions of the California Integrated Waste Management Act of 1989 (AB939).

Policies

U 4.2.1

Monitor SRRE and HHWME programs to ensure proper implementation and achievement of mandated solid waste reduction and diversion goals. (*I-U 5 and I-U 12*)

U 4.2.2

Revise and replace programs that do not achieve their intended purpose as stated in the SRRE and HHWME. (*I-U 5 and I-U 12*)

Gas Supply, Telecommunication, Electricity

Goal

U 5

Maintain and expand service provision to City of Huntington Beach residences and businesses.

Objective

5.1

Ensure that adequate natural gas, telecommunication and electrical systems are provided.

Policies

U 5.1.1

Continue to work with service providers to maintain current levels of service and facilitate improved levels of service. (*I-U 5*)

U 5.1.2

Continue to underground above ground electrical transmission lines. (*I-U 6*)

U 5.1.3

Review requests for new utility facilities, relocations, or expansions to existing facilities. *(I-U 2)*

U 5.1.4

Require the review of new and or expansions of existing industrial and utility facilities to ensure that such facilities will not visually impair the City's coastal corridors and entry nodes. *(I-U 2)*

IMPLEMENTATION PROGRAMS

I-U 1

Special Infrastructure Programs

a. Develop and implement the following as funding permits:

- pollutant runoff control program which includes structural controls, non-structural controls, and best management policies. Require all residential, commercial, and industrial sites and construction sites to implement the pollutant runoff control program;
- "maintenance" program for necessary reservoir repairs. The maintenance program shall discuss prioritization, funding, responsible departments, and scheduling;
- a program for water, wastewater and storm drain and pipeline repairs, upsizing and replacements;
- explore the feasibility of developing an incentive program for property owners who upgrade defective plumbing;
- a fee review program to annually review and amend, as needed, rate payer fees and charges; and

- During development review, examine structures intended for human habitation and constructed within the 100 year flood plain for conformance with all jurisdictional requirements. Code enforcement measures shall be applied to remedy any deficiencies.

b. Continue to expand the following programs:

- the NPDES, as appropriate, which includes:
 - adopting an ordinance patterned after the countywide ordinance requiring industries and businesses, and construction activities larger than five acres to obtain regulatory permits for pollution runoff control;
 - adopting a drainage area management plan for the City to control pollution runoff; and
 - performing a reconnaissance survey of the discharges to eliminate illegal and illicit surface water and groundwater discharges;
- public education promoting water conservation;
- water use audits for all City owned buildings. The audit program shall identify levels of existing water use and potential conservation measures;
- the Green Acres and other reclaimed water programs; and
- local, State and Federal requirements mandated by SCAQMD. Consider assessing fees, where appropriate, to offset implementation costs.

I-U 2

Development or Design Review

Through the development or design review process, require or continue to require the following:

- a. all new developments to be linked to the existing sewer system;
- b. that sufficient utility capacity is available. If sufficient capacity is not available, the City shall not approve the project until additional capacity or adequate mitigation is provided;
- c. the construction of the facilities necessary for the connection to a public water distribution, sewer and drainage system, or payment of fees. All facilities within the City shall be designed and constructed in conformance with the adopted water, sewer and drainage master plans and the standards established by the Public Works Department;
- d. the use of water efficient fixtures and water-saving design elements in new construction (in accordance with Government Code Section 66473.1); and
- e. the determination that an adequate potable water supply is available for the discretionary project. Building permits shall not be issued until an adequate water supply is available. Domestic water supplies shall meet State and Federal water quality standards.
- f. the review of all proposed expansions, relocations, or new facilities for compliance with applicable development standards and for potential impacts.

I-U 3

Studies

Perform the following studies and implement programs addressing the study's findings:

- a. collect and maintain data on the location, capacity, levels of utilization and conditions of:
 - wastewater collection and treatment facilities;
 - water supply, transmission, distribution, storage, and treatment facilities;
 - storm drain and flood control facilities; and
 - solid waste facilities;
- b. prepare and approve a plant list of drought-tolerant and low-water using species for distribution to designers of project landscape plans and for use in all publicly owned landscaped areas;
- c. review and amend, as necessary, water storage and distribution, sewage and treatment, and drainage impact fees collected from new development for the construction of new facilities necessitated by the new development;
- d. evaluate and determine the presence of existing environmental degradation, assess the potential for future facilities degradation and propose mitigation measures, and their schedule for action; and
- e. if determined feasible, identify appropriate funding sources for the construction, placement, and maintenance of trash and/or recycling receptacles.

I-U 4

Master Plans

Update and adopt the water, sewer, and storm drainage master plans to reflect current facility conditions, maintenance and upgrade plans, and the planned land use within the City. Capital improvement programs including prioritization schedules shall also be prepared as funding permits. Review the updated master plans every five years to ensure viability.

I-U 5

Agency Coordination

- a. During the process of updating master plans administered by the Public Works Department, the respective water and sewer entities shall identify the lands needed for future utility facilities. The City shall seek to have the property designated for utility use and commence acquisition of any necessary fee titles or easements, as approved by the City Council.
- b. The respective agencies shall advise the Community Development Department regarding the availability of capacity or services for the proposed developments.
- c. Identify key City personnel to meet and coordinate with Orange County on an as needed basis to ensure support and progress of the Santa Ana River Project and the county-wide Wastewater Ordinance.
- d. Participate in regional efforts to undertake an analysis of landfill capacity and needs, and initiate long range planning for the provision of adequate landfill capacity to serve the future population.

I-U 6

Infrastructure Improvements

- a. Solicit funds for an improvement study, and the resulting design, construction, maintenance of the City's public infrastructure system.
- b. Construct the Reservoir Hill Booster Pump Station and Sunset Heights Reservoir Facilities prior to the development of the Holly Seacliff project to ensure adequate water supply to Holly Seacliff and to existing users which would be impacted by the new development's demand.
- c. Develop the Southeast Reservoir Complex to ensure proper water storage, and distribution balance and capacity in the City's southeast quadrant.
- d. Continue to expand the electrical transmission line undergrounding program.

I-U 7

Zoning and Subdivision Ordinance Revision

Revise the City's Zoning and Subdivision Ordinance to require that new uses which consume very high levels of water and/or energy be evaluated to determine the means by which these levels can be reduced.

I-U 8

Growth Management

Implement the Growth Management Element.

I-U 9

Ordinances

Adopt and enforce the following:

- a. a water pollution control ordinance protecting City's surface waters and groundwater resources; and
- b. the Efficient Water Use Ordinance in accordance with AB325. The Efficient Water Use Ordinance shall require the following to use reclaimed water in landscape areas:
 - homeowner associations;
 - public buildings; and
 - non-residential buildings with landscaped areas greater than 5,000 square feet.

I-U 10

Benefit Districts

Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for the maintenance and construction of water supply and distribution, sewage collection and treatment, street and storm drain systems and facilities.

I-U 11

Source Reduction and Recycling Element

- a. Implement the State mandated Source Reduction and Recycling Element (SRRE).
- b. Solicit federal funds to offset the City's fiscal impacts for implementing and enforcing the State mandated SRRE.

I-U 12

Household Hazardous Waste Management Element

- a. Implement the state mandated Household Hazardous Waste Management Element (HHWME).
- b. Solicit federal funds to offset the City's fiscal impacts for implementing and enforcing the State mandated HHWME.

No.	Name	ADMINISTRATION											School Districts	County of Orange	Other	CITY OF HUNTINGTON BEACH							Federal Funds
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	General Funds	Assessment Districts				Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds			
PROGRAM		CITY OF HUNTINGTON BEACH											CITY OF HUNTINGTON BEACH							SCHEDULE			
		RESPONSIBLE AGENCY											FUNDING SOURCE										
U-1	Special Infrastructure Programs	●					●							●	●	●		●				Ongoing *	
U-2	Development or Design Review	●					●	●						●		●						Ongoing *	
U-3	Studies	●	●				●	●	●					●								Ongoing *	
U-4	Master Plans						●							●								1 Year upon Plan Adoption *	
U-5	Agency Coordination	●					●						●	●								Ongoing *	
U-6	Infrastructure Improvements						●							●		●		●				Ongoing *	
U-7	Zoning and Subdivision Ordinance Revision	●						●	●					●								1 Year upon Plan Adoption *	
U-8	Growth Management	●					●							●								Ongoing *	
U-9	Ordinances						●	●	●					●								1 Year upon Plan Adoption *	
U-10	Benefit Districts						●	●	●					●	●							1 Year upon Plan Adoption *	
U-11	Source Reduction and Recycling Element	●					●	●	●					●								Ongoing *	
U-12	Household Hazardous Waste Management Element	●					●	●	●					●								1 Year upon Plan Adoption *	

* As funding permits

UTILITIES IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX U

GENERAL PLAN

HUNTINGTON BEACH

Natural Resources

Chapter

IV

STATUTORY REQUIREMENTS

California state law requires the preparation of an element that address a city's environmental conservation and open space elements. The Huntington Beach General Plan requires that the Huntington Beach Conservation Element, thereby fulfilling all state environmental statutory requirements that shape the element's content.

Government Code Section 65021(c): "A conservation element for the conservation of natural resources and natural resources management including water and its beneficial use, parks, soils, rivers and other waters, fisheries, biological resources, and other natural resources. This portion of the conservation element shall be developed in consultation with any conservation water agency and other agencies which have developed, or will develop, a conservation plan or policy for the conservation of water for which the plan is prepared."

Government Code Section 65021(d): "An open space element is provided in a general plan incorporating with Government Code."

Government Code Section 65021(e): "Open space is land or water which is naturally unimproved and devoted to an open or natural use, and which is designated as such, and which is subject to the following: (1) Open space for the preservation of natural resources; (2) Open space used for the managed production of resources; (3) Open space for outdoor recreation; (4) Open space for public health and safety, including but not limited to, areas which require special management or regulation because of hazardous or special conditions, such as wilderness, riparian areas, wildlife and scenic, flood plains, watersheds, great plantings, high fire risk areas, and areas for the preservation of water quality and water resources; and areas required for the protection and enhancement of air quality."

TECHNICAL SYNOPSIS

A. GEOGRAPHICAL DESCRIPTION

Huntington Beach is located in Orange County's northern coastal area. This area is characterized by sandy, mostly beachfront located by two bays and a river, and inland areas that range from executive offices. There are two distinct urban areas: Huntington Beach, which is located on the north and Huntington Beach, which is on the south. These areas are separated by the Santa Ana River that includes the Santa Ana River and the Santa Ana River. Most of the Santa Ana River is the Santa Ana River, which includes the Santa Ana River and the Santa Ana River (Figure 1.1-1). The following description of the area, place, and area is for each of the two main categories of Huntington Beach.

1. Marine Areas

The area includes the Huntington Beach and Santa Ana River, which includes the Santa Ana River and the Santa Ana River.

ENVIRONMENTAL RESOURCES/
CONSERVATION ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

California state law requires the preparation of two elements that address a city's environmental resources: the Conservation and Open Space Elements. The Huntington Beach General Plan combines these elements into the Environmental Resource Conservation Element, thereby fulfilling all state requirements. The pertinent statutory requirements that shape this element include:

Government Code Section 65302(d): A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled, or conserved water for any purpose for the county or city for which the plan is prepared.

Government Code Section 65302 (e): An open space element as provided in Article 10.5 (commencing with Section 65560).

Government Code Section 655560: "Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or State open space plan as any of the following: (1) Open space for the preservation of natural resources. (2) Open space used for the managed production of resources. (3) Open space for outdoor recreation. (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake faults zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

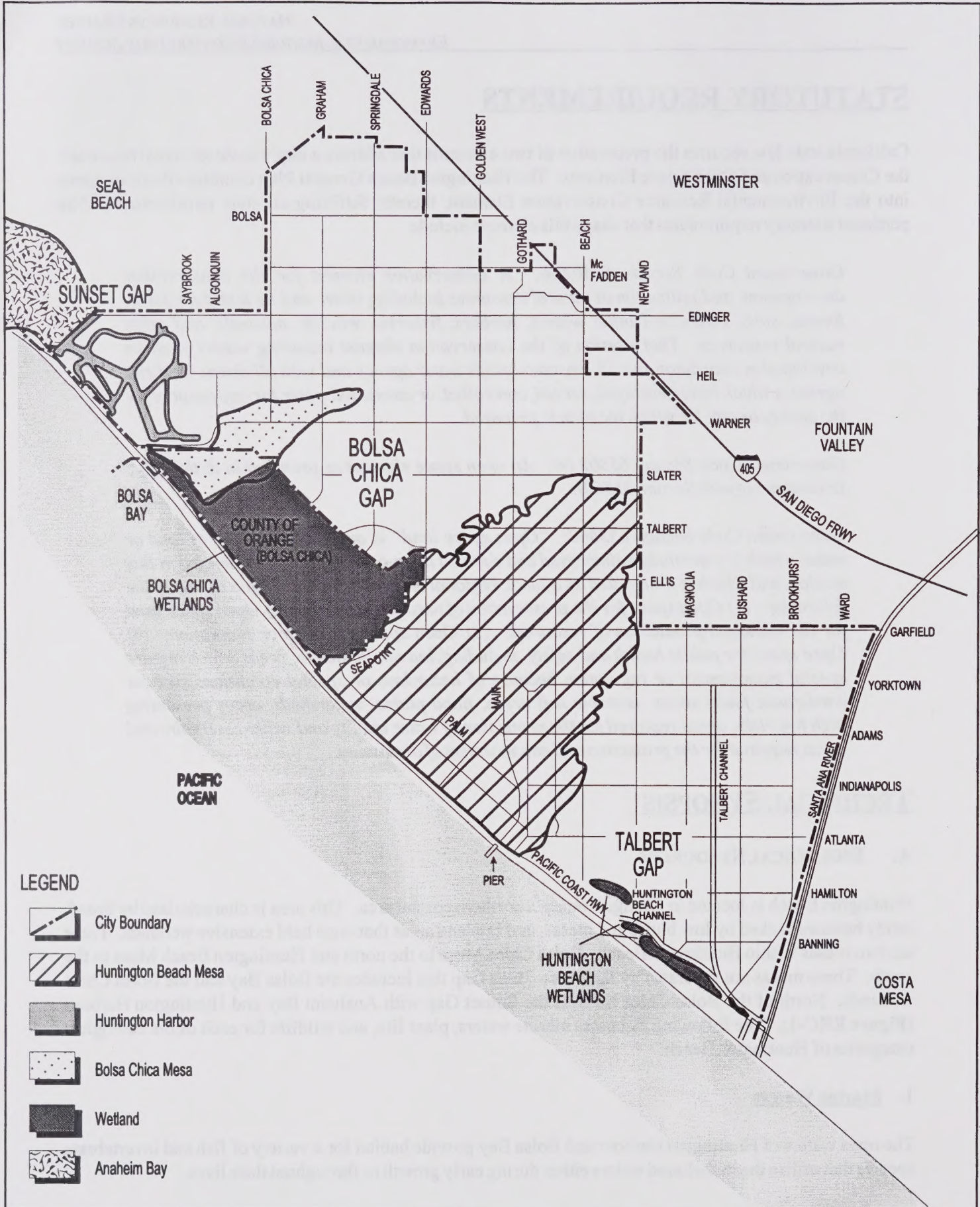
TECHNICAL SYNOPSIS

A. BIOLOGICAL RESOURCES

Huntington Beach is located in Orange County's northern coastal area. This area is characterized by broad, sandy beaches backed by low bluffs and mesas, and lowland areas that once held extensive wetlands. There are two mesas within Huntington Beach: Bolsa Chica Mesa to the north and Huntington Beach Mesa to the south. These mesas are separated by the Bolsa Chica Gap that includes the Bolsa Bay and the Bolsa Chica wetlands. North of the Bolsa Chica Mesa is the Sunset Gap with Anaheim Bay and Huntington Harbour (**Figure ERC-1**). The following discusses marine waters, plant life, and wildlife for each of the ecological categories of Huntington Beach.

1. Marine Waters

The open waters of Huntington Harbour and Bolsa Bay provide habitat for a variety of fish and invertebrate species that utilize these sheltered waters either during early growth or throughout their lives.



GEOGRAPHIC FEATURES

CITY OF HUNTINGTON BEACH GENERAL PLAN

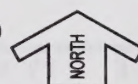
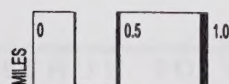


FIGURE **ERC-1**

Due to the continued dredging within Huntington Harbour, the number of species using the harbor is smaller than the nearby Anaheim Bay; however, some of the commonly found fish in these waters include the deepbody anchovy, both jack and top smelt, Pacific Staghorn Sculpin.

In addition, Anaheim Bay is an important nursery area for Pacific halibut and diamond turbot. Juvenile fish may also live in the harbor area.

Typical invertebrates found in Huntington Beach would include those found on boat hulls, pilings and floats including bay mussel, acorn barnacles, and tunicates.

2. Plant Life

The beaches, lowlands, bluffs, and mesas support a variety of plants and animals. The plant communities include coastal strand, coastal salt marsh, freshwater marsh and associated riparian habitat, landscaped ornamental and ruderal areas (**Figure ERC-2**). These are described briefly below.

a. Coastal Sand Dunes (Coastal Strand)

The coastal strand plant communities, found on undisturbed sandy beaches and dunes above the high tide level, is divided into beach and dune communities. Few plants are adapted to survive harsh conditions of the sandy beaches and dunes due to winds carrying sand and salt, shifting and infertile sandy soil, and human disturbance. A few remaining vestiges of the original vegetation remain, consisting of plants such as sea rocket, beach-primrose, and beach morning-glory. Non-native species such as New Zealand spinach, and several species of ice plant, have aggressively pioneered in areas that have been disturbed.

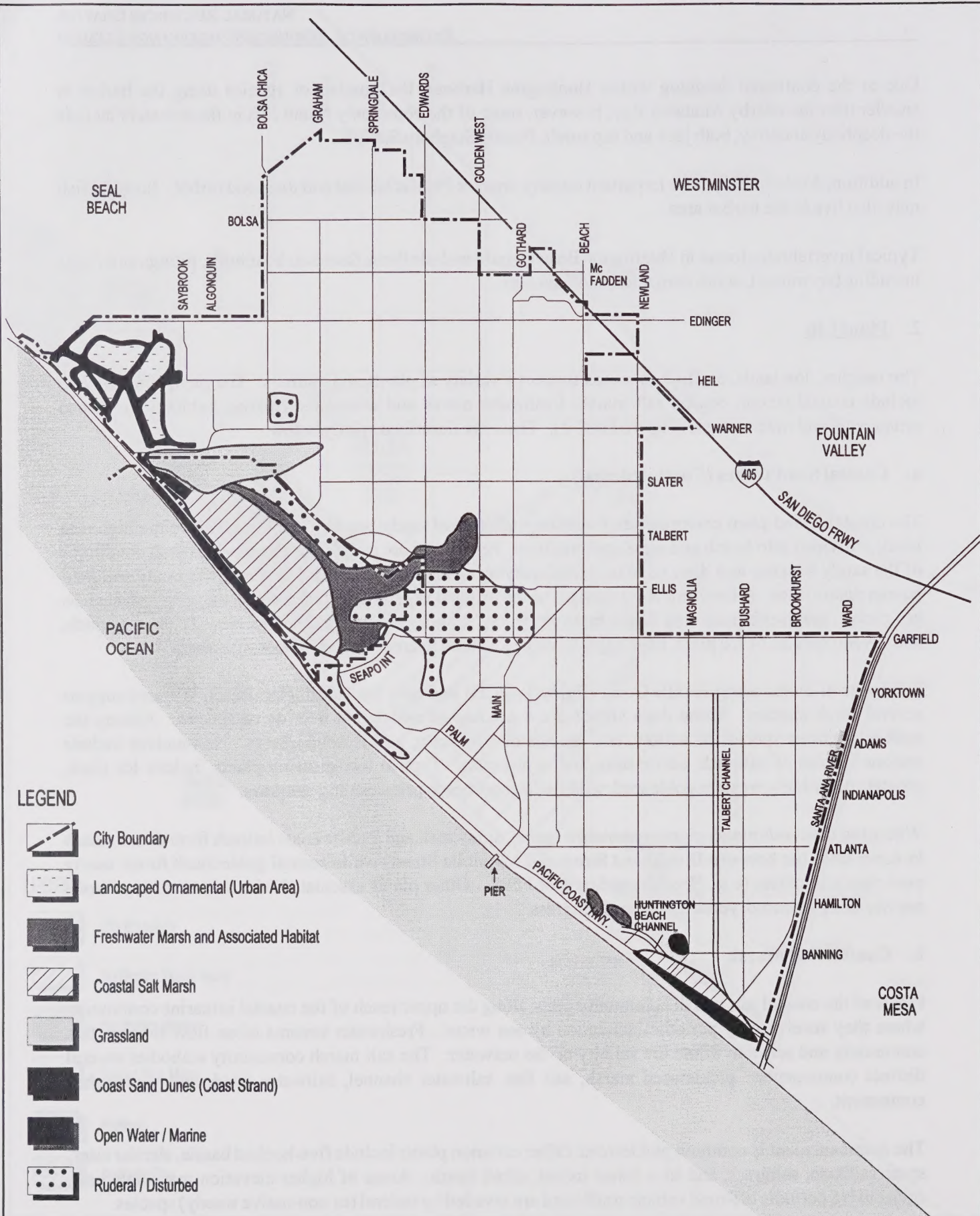
Remnants of dunes along Pacific Coast Highway (PCH) and near the Huntington Beach Wetland support several shrub species. These dune shrubs are a mixture of native and non-native species. Among the natives are three species of willow, two species of *Baccharis*, and lemonadeberry. Non-natives include various species of saltbush, castor-bean and myoporum. Typical low growing plants include ice-plant, coastal goldenbush, western goldenrod, wild-heliotrope, beach primrose and saltgrass.

Where the dune-salt marsh plant communities meet; spiny rush and Pacific coast bulrush form dense stands in some areas (as between Brookhurst Street and Magnolia Street) while coastal goldenbush forms nearly pure stands in others (e.g., Brookhurst Street at PCH). Other plants associated with this transitional zone are western goldenrod, yerba mansa and saltgrass.

b. Coastal Salt Marsh

Plants of the coastal salt marsh community grow along the upper reach of the coastal estuarine community where they receive only periodic inundation by sea water. Freshwater streams often flow through this community and serve to dilute the salinity of the seawater. The salt marsh community embodies several distinct components: pickleweed marsh, salt flat, saltwater channel, saltwater pond, and a disturbed component.

The dominant plant is common pickleweed. Other common plants include five-hooked bassia, slender aster, spear saltbush, saltgrass, and to a lesser extent, alkali heath. Areas of higher elevation may have been subjected to periodic off-road vehicle traffic and are invaded by ruderal (or non-native weedy) species.



GENRERALIZED HABITAT AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

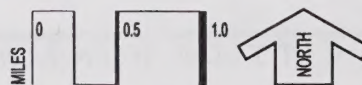


FIGURE **ERC-2**

Most of the wetland system (Bolsa Chica and Huntington Beach) has been cut off from tidal flow for some time and several characteristic salt marsh plants dependent upon daily tidal flushing may have disappeared. Formerly characteristic plants that are now scarce or absent from salt marsh are cordgrass, sea-lavender, shoregrass, annual pickleweed, samphire, and saltwort. Unsuitable soil, hydrologic or physiographic conditions may preclude the presence of some species. Other species are difficult to distinguish from similar common species (annual pickleweed) and may be overlooked. Others are dependent upon periodic inundation with freshwater for germination and may have been adversely affected by the channelization of local freshwater drainages such as the Santa Ana River and the Talbert Valley drainage network.

c. Grassland

The undeveloped portions of the Bolsa Chica Mesa and other upland areas to the west of the Bolsa Chica lowlands support grassland communities. Most of the grassland species are exotic, having been introduced early during the Spanish Colonial period, and favored by grazing activities. Species common to the grasslands here include brome grasses, mustard, filaree, Russian-thistle, and cardoon. Few remnants of native grasses persist, but one can still observe species such as needlegrass, and herbs (such as owl's clover, mariposa lily, and golden).

d. Freshwater Marsh and Associated Riparian Habitats

Elements of this plant community are found in soil depressions and channels that fill and hold fresh water for at least part of the year, (i.e., Huntington Beach Central Park) and in coastal plains near permanent slow-moving or ponded waters. Some of the plants spring up from the middle of ponds, lakes or streams; others float upon deep water, but most thrive at the margins where the soil is more compact. Typical plants are cat-tails sedges, rushes, spike-rushes, duckweed, Douglas' water-hemlock, and water smartweed.

Growing in low elevation sandy soils along waterways are stands of medium to large trees that mature to form dense stands. In such habitats are Fremont cottonwood, arroyo willow, sandbar willow, and mulefat. An example of this habitat is found near Talbert Lake and at the terminus of the Freeman Creek channel.

e. Landscaped Ornamental

This community includes areas of ornamental and non-native trees, shrubs, and ground cover associated with urban development. These plant associations are artificial, perpetuated by cultural activities. For instance, Eucalyptus groves are located within portions of the Bolsa Chica area and other locations in the City. Also included are mowed lawns comprised of various non-native grasses, ornamental groundcover, shrubs, and trees.

f. Ruderal

Ruderal vegetation is found in areas frequently disturbed such as oil production areas or along roadsides. Typically, the dominant plant species are highly adaptive and invasive plants, commonly considered to be roadside weeds, however, there are a few native species. Typical native plants are California croton, telegraph weed, pineapple weed, and tarweeds. Introduced plants are scarlet pimpernel, wild oats, brome grasses, mustards, filarees, foxtail barley, cheeseweed, sweet-clovers, Russian-thistle, and tocalote.

3. Wildlife

a. Coastal Strand as Wildlife Habitat

- *Reptiles* - Reptiles are limited in both species diversity and abundance in the coastal strand community, and amphibians generally do not occur. The side-blotched lizard is plentiful away from the outer beaches, and the San Diego [southern] alligator lizard may be found in small numbers in the remnant dune areas.

Another reptile that may occur within the coastal strand is the silvery [California] legless lizard. This species is typically found in sand dunes where it buries itself beneath the sand under shrubs. Although it has not been recorded in the Huntington Beach area, it has been found in similar circumstances farther north at Playa Del Rey in Los Angeles County. This species has become increasingly scarce in recent years with accelerated loss of suitable habitat.

- *Birds* - Birds are the only vertebrates within the coastal strand community that are abundant. Many species of shorebirds and gulls use the upper beach as loafing areas and the intertidal zone and inshore waters for foraging. One species, the California least tern, nests on exposed beaches where, in populous southern California, it is often placed in direct competition with sunbathers for breeding sites. As a direct result of increased human use of beaches in California, least tern populations have declined significantly. In 1971 it was placed on both the federal and state list of endangered species. Least terns have traditionally nested at the mouth of the Santa Ana River and continue to do so adjacent to the mouth of Talbert Channel. This species is discussed in greater detail in the Sensitive Resources section.

A few landbirds such as the rock dove, American crow, house finch, American kestrel, and loggerhead shrike utilize the upper beach. Where the remnant dunes support a narrow but dense cover of shrubs, numerous species of perching birds may be found, especially during periods of migration. The most abundant resident species are house finch and European starling.

- *Mammals* - Mammals within the coastal strand are generally restricted to the narrow zone of fragmented dunes along PCH. The Audubon cottontail is plentiful here and several species of nocturnal rodents are also expected to occur. It is likely that the native deer mouse, the introduced house mouse, and perhaps the introduced Norway rat occur.

b. Coastal Wetland as Wildlife Habitat

Salt marsh communities are among the most productive of ecosystems supporting a large wildlife population.

- *Amphibians* - Although most amphibians are not adapted to a marine or estuarine existence, a few species may enter brackish portions of the salt marsh from nearby freshwater habitats. The Pacific treefrog and California [western] toad may be present in the freshwater marsh west of Beach Boulevard, as may the introduced bullfrog. The garden [Pacific] slender salamander is a widespread inhabitant of moist soils and can thrive even around well-watered lawns and gardens. Historically, this species occupied in riparian woodland along the Santa Ana River, and has since spread into landscaped residential areas.

Several species of lizards and snakes are expected to occur in the coastal wetlands, above areas of tidal flux. Species likely to occur include Great Basin [western] fence lizard, side-blotched lizard, southern alligator lizard, California [common] kingsnake, San Diego gopher snake, and southern pacific [western] rattlesnake.

- *Birds* - Birds are abundant inhabitants of the coastal wetlands. Salt marshes, salt flats, and estuaries nest more species and larger concentrations of birds per unit area than perhaps any other ecosystem in temperate North America. Migrant and wintering waterfowl, waders, shorebirds, gulls and terns constitute the bulk of avian species that utilize estuarine habitats for foraging and resting. Most nesting birds in coastal salt marshes are the smaller, less conspicuous landbirds. One such species, the Belding's savannah sparrow, is a common inhabitant of pickleweed salt marshes. This subspecies of savannah sparrow, however, has been reduced in numbers, due to habitat loss, and is now considered an endangered species by the California Department of Fish and Game. This endangered songbird is discussed more fully in **Table ERC-1**. Other birds that nest in the salt marsh are the song sparrow and western meadowlark in the upper portions, marsh wren in the reeds and sedges, and killdeer on the salt flats. In the small freshwater marshes, breeding birds likely include the red-winged blackbird, song sparrow and marsh wren.

The federal and state endangered California least tern has been observed feeding on mosquitofish in the pond below the SCE power plant and on small marine fish in the Bolsa Chica area. This usually occurs when its chicks are young and small fish may not be readily available elsewhere. Presumably, with a tidal connection and a more diverse fish fauna, least terns would utilize the salt marsh channels and ponds of the Huntington Beach Wetland to a greater degree than they do presently.

The freshwater wetlands have a different character than do saltwater communities, and support somewhat different mixes of species. Although the freshwater drainages and ponds are degraded and consequently do not support bird populations as rich in diversity or number as would healthy areas, occasionally long-legged waders such as the black-crowned night-heron or dabbling ducks may be found feeding. Additionally, species more typical of other habitats use these areas as a water source for drinking and bathing. Terrestrial species expected around the freshwater wetlands include black-chinned hummingbird, ash-throated flycatcher, house wren, common yellowthroat, orange-crowned warbler, California towhee, brown-headed cowbird, and house finch.

- *Mammals* - The most conspicuous, and perhaps most abundant, mammal in the salt marsh is the Audubon's cottontail. Other mammals presumed to be plentiful here are the black-tailed hare, California [Beechey] ground squirrel, Botta's pocket gopher, deer mouse and several nocturnal rodents, such as the western harvest mouse, house mouse, and Norway rat. Predators such as the Virginia opossum, coyote, long-tailed weasel, red fox, and striped skunk are also likely to be present.

c. Landscaped Ornamental and Ruderal Areas as Wildlife Habitat

- *Amphibians and Reptiles* - The landscaped and ruderal areas may support a number of amphibian and reptile species. Common amphibians and reptiles adaptable to human environments include the garden slender salamander, black-bellied slender salamander, Pacific tree frog, western fence lizard, and southern alligator lizard.
- *Birds* - Non-native woodland areas like the Bolsa Chica Mesa and especially Central Park are utilized by a variety of birds for nesting, foraging, roosting and perching. In association with developed areas, these ornamental plantings are usually frequented by bird species belonging to a diverse order of perching birds such as Anna's hummingbird, scrub jay, bushtit, American robin, northern mockingbird, European starling, hooded oriole, house sparrow and house finch. Where human presence is not as immediate, large eucalyptus trees are often utilized by raptors such as red-tailed hawk and red-shouldered hawk for perching and perhaps nesting, while the common barn owl frequently lives in large fan palms.

The ruderal annual grassland on Bolsa Mesa is utilized by a variety of species, most conspicuously the large birds of prey, such as the red-tailed hawk, red-shouldered hawk, and American kestrel. Other expected ruderal grassland species include the killdeer, turkey vulture, mourning dove, Say's phoebe loggerhead shrike, water pipit, western meadowlark, and white-crowned sparrow.

4. Biological Sensitivities

Sensitivity generally denotes rarity, limited availability, unusual characteristics, habitat condition, and pending threats: particularly that of urban development. In some instances, the threat to these species, or their habitats warrants official state or federal rare, threatened, or endangered status.

A variety of plant and animal species, and several natural communities that occur in the region are considered to be sensitive by state and federal trustee agencies and organizations.

The following discussion of the biological sensitivities of Huntington Beach is a synopsis of literature on the regional biological resources, data provided by California Department of Fish and Game's Natural Diversity Data Base (CDFG, 1991), the California Native Plant Society's Inventory of Rare and Endangered Plants (Smith and Berg, 1988) and a publication entitled Rare and Endangered Plants of Orange County (Roberts, 1990). There have been specific studies detailing the biological sensitivities of the Bolsa Chica and Huntington Beach Wetlands, the mouth of the Santa Ana River and the Talbert and Huntington Beach Channels. These studies provide for micro-level conditions for these areas, however, studies have not been completed throughout the City, therefore, field investigation of site-specific conditions for individual projects is recommended outside of the areas mentioned.

An overview of the sensitive plant and animal species of the region reveals that there are a substantial number of species which can reasonably be expected to occur within the City, although there are relatively few actual records of these occurrences reported by the California Natural Diversity Data Base (CNDDB) (CDFG, April, 1991). Literature research regarding the distribution and habitat requirements of sensitive species in the region provides evidence to conclude that a number of these elements are currently present or have occurred within the City in the past. This would include birds that may be seasonal, sporadic or are irregularly present.

Table ERC-1 summarizes the status of each sensitive biological element that is known, or potentially occurs within the City. In addition, the elements are ranked as to the level of potential concern to the City. For a discussion of each element, please see Appendix B of the Huntington Beach General Plan Update Technical Background Report, July 1992.

5. Existing Policies Pertaining to the Protection of Biological Resources

a. Federal

The Federal Endangered Species Act of 1973 provides for the designation of threatened and endangered species, and encourages the States and other interested parties to develop and maintain conservation programs to safeguard the nation's wildlife heritage. The Act prohibits any person subject to the jurisdiction of the United States from importing, exporting, selling, taking, or possessing any threatened or endangered species of fish or wildlife. The Act does not provide similar prohibitions on plant species, except where located on Federal lands. Candidate species are not protected under this Act, although some Federal agencies such as the Forest Service, National Park Service, Bureau of Land Management, and the Fish and Wildlife Service do grant some level of security or management consideration to Federal candidate species.

The Migratory Bird Treaty Act prohibits the capture, killing, or possession of any bird species identified by various international conventions. This Act provides the Federal government with authority to establish threshold regulations that govern the hunting and management of listed species. The Act does not provide for acquisition of habitat.

The Water Bank Act authorizes the Secretary of Agriculture to enter into agreements with landowners in migratory waterfowl habitat areas to protect the wetland character of their lands. This program protects some wetlands for waterfowl use but does not exclusively maintain natural habitats.

The National Environmental Policy Act (NEPA) requires all Federal agencies to assess the impacts of proposed actions on the environment, examine alternatives, and propose mitigation measures for significant adverse impacts. An Environmental Impact Statement is commonly prepared to comply with NEPA's requirements. NEPA does not specifically require measures to preserve habitat diversity.

The Clean Water Act (Section 404) regulates discharge of materials into "waters of the U.S." Under this provision, the U.S. Army Corps of Engineers must issue permits for deposit of fill in waterways and wetland areas on both public and private lands. Other Federal agencies provide recommendations concerning whether permits should be issued and under what conditions. The areas of Bolsa Chica delineated as "waters of the U.S." are shown on **Figure ERC-3**. Many of the areas on **Figure ERC-3** designated as wetlands are also habitat for federally-listed endangered species and any action involving a permit from the U.S. Army Corps of Engineers would also require consultation with the U.S. Fish and Wildlife Service pursuant to the Federal Endangered species Act.

TABLE ERC-1

**Sensitive Elements of Biological Diversity From the California Natural Diversity
Data Base for the City of Huntington Beach**

Element Name Common Name/Scientific Name	Occurrence	Level of Concern ¹	Comment
NATURAL COMMUNITIES			
Southern Coastal Salt Marsh	Present at Bolsa Chica and Huntington Beach Wetlands	High	Protection and restoration efforts are on-going in the City.
Southern Mixed Riparian Forest	Extirpated because of channelization	Low	Restoration of this community would require extensive changes to the flood control facilities of the City.
PLANTS			
Los Angeles Sunflower <i>Helianthus nuttalli parishii</i>	Last seen in Orange County in 1933	Low	Species likely extinct because of modification of habitat.
Ventura marsh milk vetch <i>Astragalus pycnostachyus lanosissimus</i>	Listed in "La Bolsa", not recorded in recent surveys (last seen 1882)	Low	Likely extinct, small possibility that it is on the Seal Beach Weapons Station.
salt marsh bird's-beak <i>Cordylanthus m. maritimu.</i>	All known Orange County populations at Newport Bay	Moderate	While surveys have not found this species, the salt marsh habitat restoration project offer the opportunity for its reintroduction.
aphanisma <i>Aphanisma blitoides</i>	Not seen in Orange County since 1932	Moderate	While not seen, strong potential for occurrence in the coastal bluffs of the Bolsa Chica Wetlands.
Gambel's bittercress <i>Cardamine gambelii</i>	In "swampy sites" of Huntington Beach, last seen 1908	Low	Extirpated from Orange County. Unlikely candidate for reintroduction.
Orange County Turkish rugging <i>Chorizanthe staticoides chrysacantha</i>	Known from Newport Beach	Low	Lack of suitable habitat in the City for this species.

¹ Level of concern for the City of Huntington Beach:

High: Policies and actions by the City should be used to preserve the element

Moderate: There are potential occurrences of an element or for its restoration within the Planning Area; policies should support preservation/restoration activities

Low: Unlikely any City action useful in preservation/restoration of the element

TABLE ERC-1 (Con't)

Element Name Common Name/Scientific Name	Occurrence	Level of Concern ¹	Comment
PLANTS (Con't)			
Southern spikeweed <i>Hemizonia australis</i>	Known from flood control channels mouth of the Santa Ana River, formerly in Westminster and Garden Grove	Moderate	Although habitat has been destroyed by channelization there is potential for this species to occur in the Bolsa Chica Wetlands. Could also be a restoration candidate.
Southwestern spiny rush <i>Juncus acutus sphaerocarpus</i>	Found in Bolsa Chica	High	Threatened by reduction of habitat by urbanization.
Gairdner's yampah, Squaw root <i>Perideridia g. gairdneri</i>	Formerly found near the Bolsa Chica Gun Club (1932)	Low	Presumed extirpated from Orange County.
Sanford's arrow-head <i>Sagittaria sandfordii</i>	Freshwater areas of Huntington Beach and East Garden Grove-Wintersburg channels	Moderate	Last seen in 1975, chance that with preservation activities of habitat, the plant will be maintained.
estuary sea-blite <i>Suaeda esteroa</i>	Present at Bolsa Chica Salt Marsh	High	Threatened by reduction of habitat by urbanization.
crown-beard <i>Verbesina dissita</i>	Found near Arch Beach (outside Planning Area)	N.A.	Without further studies as to whether plants are found in the Planning Area unknown as to the level of concern.
ANIMALS			
Monarch butterfly <i>Danaus plexippus</i>	Roost trees found in the vicinity of Bolsa Chica	High	Proposed development of Bolsa Chica may threaten roost trees.
Oblivious tiger beetle <i>Cicindela latesignata obliuosa</i>	Bolsa Chica	High	Proposed restoration projects may create disruptions during implementation.
Gabb's tiger beetle <i>Cicindela gabbi</i>	Bolsa Chica	High	Proposed restoration projects may create disruptions during implementation.
Gravid tiger beetle <i>Cicindela hirticollis grvida</i>	Bolsa Chica	High	Proposed restoration projects may create disruptions during implementation.
Frost's tiger beetle <i>Cicindela senilis frosti</i>	"Huntington Beach" Salt Marsh (exact location suppressed by Calif. Fish and Game)	High	Proposed restoration projects may create disruptions during implementation.

TABLE ERC-1 (Con't)

Element Name Common Name/Scientific Name	Occurrence	Level of Concern ¹	Comment
ANIMALS (Cont.)			
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	No known occurrence in the Planning Area	Low	No suitable habitat in the Planning Area.
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	Nesting areas in pickleweed of both Bolsa Chica and Huntington Beach Wetlands	High	Threatened by changes in tidal regimes in wetland areas from channelization, and flow regulation. Restoration projects may create interim changes in tides that could also be threatening.
California Brown Pelican <i>Pelecanus occidentalis californicus</i>	Observed in the Bolsa Chica, Talbert Marsh, Santa Ana River Channel, and the Coastal Flood Channels	High	Concern for this species is mainly for nesting colonies that are found offshore on isolated rocks and islands; mainland occurrences are usually roosting or foraging birds.
White Pelican <i>Pelecanus erythrorhynchos</i>	Observed in the Bolsa Chica, Talbert Marsh,	Low	Occurrences along the coast are sporadic as this species is found mainly on large inland water bodies; concern for this species is due to the fact that nesting colonies in California are only found in the Klamath Basin.
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	Believed extirpated north of the San Joaquin Hills in Southern Orange County	Low	Habitat may be present; however large scale restoration would be required to reintroduce this species.

- WETLANDS
- UNVEGETATED SEASONAL PONDS
- PERENNIAL WATER BODIES

Field Surveys: 1985, 1986, 1987, 1988

Source: A Determination of the Geographical Extent
of Waters of the United States at Bolsa Chica,
Orange County, California.
U.S. Environmental Protection Agency, Region IX,
San Francisco, CA. February 1989



*Designated as Prior Converted Cropland by U.S. Army Corp of Engineers

WATERS OF THE U.S.
BOLSA CHICA

City of Huntington Beach General Plan

MILES 0 .125 .25 .375

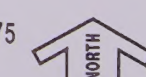


FIGURE ERC-3

Executive Order 11988 (Floodplain Management) (Federal Register, Vol. 42, No. 101, Wednesday, May 25, 1977) requires that any Federal agency evaluate the potential effects of any actions it may take in a floodplain. The involved agency shall consider alternatives to avoid adverse effects and incompatible development in the floodplains, and may also be required to modify their action to minimize potential harm to or within the floodplain.

Executive Order 11990 (Protection of Wetlands) requires Federal agencies to take action to minimize the destruction, loss or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands.

b. State

The California Endangered Species Act (CESA), with revisions enacted by AB 3309 (Costa) and AB 3270 (Campbell), provides for the definition of rare, threatened, and endangered species of plants and animals, and furthermore prohibits the import, take, possession or sale of any such species determined by the Commission to meet these definitions. In addition, certain species in vertebrates or parts thereof are fully protected and may not be taken or possessed at any time. The Act requires that state agencies formally consult with the California Department of Fish and Game on every project that they proposed that is subject to the provisions of the California Environmental Quality Act. Private projects do not require consultation under the Act.

The California Environmental Quality Act (CEQA) requires state and local agencies to evaluate the environmental impacts of proposed projects. Where impacts are significant, agencies must adopt mitigation measures to minimize impacts. Impacts to habitat diversity may be determined to be significant. The environmental impact requirement of CEQA mandates public involvement in the decision-making process. CEQA also provides that agencies can approve or undertake projects which will significantly impact the environment if the agency makes specific findings of overriding social or economic considerations.

The Wildlife Conservation Law establishes a three-member Wildlife Conservation Board to select and acquire lands and facilities for recreational use and for conservation, propagation, and utilization of the state's fish and game. The Wildlife Conservation Law allows the use of eminent domain except for acquisition of agricultural land.

The California Wetlands Preservation Act establishes a state policy of preserving, restoring, and enhancing wetlands; authorizes California Department of Parks and Recreation as well as Department of Fish and Game to acquire wetlands; and encourages state agencies to cooperate with local agencies in wetlands management. The Act does not specify how the wetlands are to be managed or specify what land uses are allowed.

The Native Species Conservation and Enhancement Act establishes a state policy of maintaining the habitat necessary to ensure the continued existence of all native species of wildlife and plants. The Act, which establishes funding mechanisms for acquisition and management of lands, has been used to preserve a considerable amount of habitat in California. The Fish and Game Commission is responsible for implementing this Act.

The Native Plant Protection Act prohibits the taking, import, or sale of rare or endangered plant species subject to several broad exceptions. The exceptions include the possession or sale of real property on which the plant is growing, loss to agricultural practices, including the clearing of land, and loss during authorized timber harvest operations. The exceptions are limited; if the Department of Fish and Game has notified the landowner of the presence of a rare or endangered species, the landowner must give the Department of Fish and Game ten days notice before destroying protected plants to allow an attempt to salvage the species. The only lands on which the Act affords full protection are public lands with uses other than resource development.

The Williamson Act allows landowners to enter restrictive use contracts with local governments in exchange for reduced tax assessments. Generally, the Act is used to protect agricultural and grazing land from urban conversion. Many local governments also enter contract with specific landowners to preserve open space. The contracts are limited to ten-year periods and may be revoked by governments under certain conditions.

B. MINERAL RESOURCES

Huntington Beach has been the site of the extraction of oil and gas, sand and gravel, and peat products over many years. Large scale oil and gas production has occurred since the 1920s and continues to the present time. The extraction of oil from the ground has contributed to subsidence in areas (see **Figure EH-9**) of a maximum of 5 feet. Secondary production of oil which entails water injection into the ground is anticipated to curtail further subsidence.

1. Oil and Gas

Oil wells in Huntington Beach are scattered throughout much of the City. Most of them are concentrated along the coastal areas and mesas of the City. Recently, oil production is decreasing due to the expenses incurred in oil extraction.

The City of Huntington Beach lies over several oil producing areas, comprising the Talbert, Sunset Beach, West Newport and Huntington Beach oil fields. These oil fields and several others associated with the Newport-Inglewood Fault Zone have produced more than five billion barrels of oil (Norris, 1976). Oil fields in Huntington Beach produced 4.8 million barrels of oil in 1989 and an estimated 67.5 million barrels remain in reserve (Wright, 1991).

Natural gas associated with oil extraction is also being mined. Total production of natural gas from the Huntington Beach area totaled over 2,148 million metric cubic feet in 1989. It has been estimated that approximately 35,000,760 million metric cubic feet remain untapped in reserve.

2. Sand and Gravel

The market for sand and gravel in southern California is primarily in residential, commercial and industrial construction. Rapid urbanization has forced zoning changes and restrictions which often have led to the closure of several sand and gravel operations. Currently two companies operate an aggregate processing plant at the intersection of Gothard and Talbert. This joint venture is a recycling plant for asphalt and concrete. The asphalt and concrete are recycled to what is known as a Crush Miscellaneous base. This is only a processing plant and no substantial volume of material is being mined.

3. Peat

R.W. McClellan and Sons operated a peat production facility from 1941 to 1954. Their operation ceased when the City of Huntington Beach acquired the property in 1954 (McClellan, 1992). No further mining of peat or other soil conditioners is known to occur at the present time.

ISSUES

The issues for each of the six components of the Environmental Resources/Conservation are derived from the General Plan Update Technical Background Report. Following each issue is an italicized reference to the General Plan policy addressing that issue.

1. Open space is comprised of many resources including parks, natural recreation resources, beaches, lakes, biological resource areas, scenic highways, and other developed land uses such as cemeteries. Since the types of open space uses are so varied, policy needs differ from one use to another. Therefore, the goals, policies, and programs contained under this heading of "open space" serve as an umbrella policy statement for all open space uses. The more specific policies supporting the special needs of a specific open space use are described in a chapter or section directly relating to the use. For example, open space-park policy is contained in the Parks/Recreation chapter, open space-scenic highway policy is discussed in the Circulation chapter, open space-biological resource policy is discussed in this chapter, etc. (*ERC 1.1.1, ERC 1.1.2, ERC 1.2.1, ERC 1.2.2, and ERC 1.2.3*)
2. The City has many established trees, some of which form groves, such as those in Central and Gibbs Parks. These trees provide nesting and roosting areas for both birds and butterflies, as well as perches for raptor species. The removal of trees could adversely impact these species. The City has not defined "significant" trees or groves, nor has any policy been adopted regarding the protection of the trees or groves as biological habitat resources. (*ERC 2.1.22*)
3. Huntington Harbour, the Bolsa Chica Wetlands, the Huntington Beach Wetlands, the Talbert and Huntington channels, Anaheim Bay, and the Naval Weapons Station wetlands are used as spawning and nursery areas for a number of marine fishes, including important commercial fishes (i.e., turbot and halibut). Past development coupled with the ongoing modifications to the Santa Ana River mouth and Huntington Beach Wetlands outlet have directly impacted areas through filling, dredging and channelization. Urban runoff has also impacted these areas adversely and reduced their biological role. (*ERC 2.1.1, ERC 2.1.3, ERC 2.1.4, ERC 2.1.5, and ERC 2.1.17*)

4. Threatened and endangered birds including least tern, Brown Pelican, and Belding's Savannah sparrow utilize Bolsa Chica, Huntington Beach Wetlands, and beach areas for nesting and/or foraging. Development in these areas may result in changes that could adversely impact these birds. (*ERC 2.1.1, ERC 2.1.3, ERC 2.1.4, ERC 2.1.5, ERC 2.1.8, and ERC 2.1.9*)
5. Stormwater runoff from streets with oil and grease is known to adversely impact marine biological resources. (*ERC 2.1.18*)
6. While important biologically, coastal dunes, beach, the surf zone, and the off-shore areas are recognized as important recreational amenities. The off-shore area is an important foraging area for coastal fishes (surf perch and others) and for marine birds, and is used by a variety of marine mammals, seals and dolphins, including the California Gray Whale. The beach and upper surf zone provides nesting areas for birds (least tern) and fishes (grunion). The coastal dunes, which provide a special habitat, have been reduced by urban development erosion and degradation and the intensification of beach uses.

Further intensification of coastal uses could adversely impact species either by interruption, increased light, or increased sand degradation and erosion. Processes affecting coastal sand transport could reduce the quantity of sand within and beyond the City. Changes in ocean water quality due to urban runoff, accidental sewage discharges, or oil spills could adversely impact birds, fish and marine mammals. (*ERC 2.1.1, ERC 2.1.3, ERC 2.1.5, ERC 2.1.8, ERC 2.1.9, ERC 2.1.11, ERC 2.1.14, ERC 2.1.15, ERC 2.1.16, ERC 2.1.17, ERC 2.1.18, and ERC 2.1.24*)

7. There are more than 61 parks located within the City. While many of these parks are designed primarily for recreational use, those which have remained undeveloped or have been "naturalized" (e.g., the Nature Center in Central Park) provide habitat for birds and insects. (*ERC 2.1.5, ERC 2.1.6, ERC 2.1.19, ERC 2.1.20, and ERC 2.1.23*)
8. The three freshwater lakes in Central Park are used by a number of songbirds and waterfowl. Mosquito abatement efforts have the potential to create adverse impacts on the aquatic habitat. Efforts are, therefore, required to ensure the preservation of habitat, without having public health impacts.

Other lakes located in Ocean View High School, Chris Carr Park and Greer Park Annex can provide habitat for a variety of bird species, both resident and migratory. However, these sites are islands surrounded by residential development. Birds using these sites may be subject to predation by cats and subject to intrusions by local residents. (*ERC 2.1.2, ERC 2.1.6, ERC 2.1.9, ERC 2.1.23, and ERC 2.1.25*)

9. Bolsa Chica bluffs and the Santa Ana Gap bluff edge provide climatic conditions, especially up-drafts, which benefit raptor species perching on the trees located in the Bolsa Chica and on the Huntington Beach mesa. These climatic conditions allow the raptors a full use of foraging areas to the northwest, the Naval Weapons Station, the south, and the Huntington Wetlands. The Bolsa Chica bluffs could also be used as roosting areas by burrowing owls. Development in the vicinity of these bluffs may result in changes to the climatic conditions, removal of nearby perch trees, or damage to the bluff face. (*ERC 2.1.5, ERC 2.1.6, ERC 2.1.7, ERC 2.1.9, ERC 2.1.10, LU 5.1.1, LU 5.1.2, and LU 5.1.3*)
10. Development of the Bolsa Chica mesa and bluff areas may create additional runoff and foot-traffic impacts, thereby reducing the effectiveness of the wetland area restoration. In addition, development of the mesa areas could impact bird species that currently forage and nest in these areas. (*LU 5.1.1, LU 5.1.2, LU 5.1.3*)

11. The proposed restoration of Bolsa Chica would impact the existing wetland areas. For example, changes in tidal movements or new tidal flows may create adverse impacts. (*ERC 2.1.13, ERC 2.1.14, ERC 2.1.15, LU 5.1.1, LU 5.1.2, and LU 5.1.3*)
12. Changes to water quality within Huntington Harbour may impact the biological diversity of both Anaheim Bay and Bolsa Chica. Such changes may occur because of dredging, or the use of anti-fouling paints. (*ERC 2.1.16 and ERC 2.1.17*)
13. Development of areas to the northeast of Bolsa Chica, towards Central Park, and the swales located to the south of Central Park could further reduce existing freshwater/riparian habitat. Although currently degraded many bird species use these areas. (*ERC 2.1.7 and ERC 2.1.14*)
14. Increased urban runoff into the Talbert and Huntington Beach channels may adversely impact restoration efforts in the Huntington Beach Wetlands. (*ERC 2.1.4 and ERC 2.1.18*)
15. Mineral resource issues were not identified in the Technical Background Report, however, issues associated with mineral resources include:
 - preserving access to oil reserves;
 - encouraging the use of methods such as slant drilling which promotes consolidation of oil uses;
 - encouraging the most technological advanced recovery methods;
 - ensuring land use and aesthetic compatibility; and
 - maximizing health and safety of persons living or working nearby. (*ERC 3.1.1, ERC 3.1.2, and ERC 3.1.3*)
16. Architectural design and development needs to be sensitive to the community's coastal setting (i.e., ocean views). Other aesthetic issues are discussed as part of the Urban Design Element. (*ERC 4.1.4, ERC 4.1.5, and ERC 4.1.6*)
17. As non-renewable resources have been progressively depleted and as resource costs continue to rise, residents and business persons have become increasingly aware of resource conservation as a means to slow the resource depletion. The resources addressed in this section include water, electricity, and gas. Air resources and air resource conservation are discussed in the Air Quality Element of this General Plan. (*ERC 1.1.1, ERC 5.1.2, ERC 5.1.3, ERC 5.2.1, ERC 5.2.2, and ERC 5.2.3*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, and policies for Environmental Resources which consists of these components: Open Space, Biological Resources, Mineral Resources, Aesthetic Resources, and Water, Electricity and Gas Conservation. Listed at the end of each policy is a capital "I" and number(s) in parentheses which refers to the pertinent implementation program(s). Responsible implementation agencies, implementation schedule, and possible funding sources are identified in the Environmental Resources Conservation Matrix.

Open Space

Goal

ERC 1

Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.

Objective

ERC 1.1

Provide a quality open space network that is spatially distributed throughout all areas of the City.

Policies

ERC 1.1.1

Encourage the provision of open space elements within the larger-scale development projects including but not limited to public plazas, entry courts, and planned development common areas. *(I-ERC 1)*

ERC 1.1.2

Review the role and distribution of public facilities including parks, and school sites in the open space network. *(I-ERC 3, I-PR 8)*

Objective

ERC 1.2

Enhance the environmental quality of the City's open spaces (including parkland, beaches, scenic highways, and other open spaces), thereby, improving the quality of life.

Policies

ERC 1.2.1

Identify those areas of the City and the Bolsa Chica that are important to protect through land use regulation or public ownership because of their inherent environmental, ecological and/or aesthetic contribution to the scenic and natural qualities of Huntington Beach. *(I-ERC 3 and I-RCS 5)*

ERC 1.2.2

Provide cooperative leadership between private interests and other public agencies to protect and enhance both land and water resources. *(I-ERC 4)*

ERC 1.2.3

Increase the awareness and responsibility of the private sector and residents to assist with the monitoring and maintenance of open space resources. *(I-ERC 3 and I-RCS 5)*

Biological Resources

Goal

ERC 2

Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.

Objective

ERC 2.1

Evaluate, enhance, and preserve the City's important habitat areas.

Policies

ERC 2.1.1

Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) throughout the City. *(I-ERC 2)*

ERC 2.1.2

Identify and protect significant habitats in the Gibbs Park, Bolsa Chica, and throughout the City, to the extent feasible. *(I-ERC 1 and I-ERC 2)*

ERC 2.1.3

Encourage the county to include environmentally sensitive lands near the mouth of the Santa Ana River, the Southern California Edison plant, Bolsa Chica Wetlands and the Huntington Beach Wetlands (the United States Army Corps of Engineers [US ACOE] mitigation project) for inclusion into a coastal wetlands preserve. *(I-ERC 4)*

ERC 2.1.4

Investigate the possibility of including the lands along the Huntington and Talbert channels into the wetlands preserve. *(I-ERC 2)*

ERC 2.1.5

Identify and determine whether wetlands, coastal dunes, bluffs, or riparian areas, will be given Environmentally Sensitive Habitat Area (ESHA) status under the Coastal Plan. *(I-ERC 4)*

ERC 2.1.6

Preserve the habitat of significant natural open space areas, and provide linkage with other restored areas. *(I-ERC 1 and I-ERC 2)*

ERC 2.1.7

Develop council approved plans that provide natural open space linkages between Central Park, the freshwater riparian habitat to the southwest, and the freshwater marsh areas within Bolsa Chica. These linkages may include the use of open space dedications, development of park/natural reserves, or greenbelts. *(I-ERC 1 and I-ERC 5)*

ERC 2.1.8

Require the restoration of coastal dunes within areas designated for preservation (i.e., within the Bolsa Chica study area and the mouth of the Santa Ana River/Huntington Beach Wetlands). *(I-ERC 1, I-ERC 2, and I-ERC 4)*

ERC 2.1.9

Preserve the habitat of endangered species, including those listed in Table BR-1 of the Technical Background Report and those which may be considered by the City in the future. *(I-ERC 1, I-ERC 2, and I-ERC 4)*

ERC 2.1.10

Conduct construction activities to minimize adverse impacts on existing wildlife resources. *(I-ERC 1)*

ERC 2.1.11

Promote the improvement of tidal circulation in Bolsa Chica, Huntington Harbour, and Anaheim Bay resulting in minimal impacts to sand migration, aesthetics, and usability of the beach area. *(I-ERC 1, I-ERC 2 and I-ERC 4)*

ERC 2.1.12

Promote the preservation and restoration of those sensitive biological areas identified by Policy 2.1.1. *(I-ERC 1)*

ERC 2.1.13

Advocate that the County tie any upland development in the Bolsa Chica Local Coastal Plan segment area to a Bolsa Chica Wetland Restoration Plan, approved by the Coastal Commission. *(I-ERC 4)*

ERC 2.1.14

Establish a mitigation monitoring program for all projects, including the Wetlands Restoration Plan and Implementation Program, to insure continued viability of restored wetlands and ESHAs. If feasible, a test program shall be established as a prelude to major restoration efforts. These will document conditions by which various habitats are best established, and define criteria for success in the Wetlands Restoration Plan and Implementation Program. *(I-ERC 1)*

ERC 2.1.15

Monitor wetland restoration efforts within the City, and establish educational/ administrative facilities to be provided by appropriate agencies, and work closely with the county restoration efforts of the Bolsa Chica. *(I-ERC 1 and I-ERC 4)*

ERC 2.1.16

Control the use of anti-fouling chemical treatments on boats moored in the harbor. *(I-ERC 4 and I-ERC 5)*

ERC 2.1.17

Monitor harbor dredging to ensure minimal impacts to water quality, plant, and biological resources. *(I-ERC 4 and I-ERC 5)*

ERC 2.1.18

Require efforts which reduce urban storm water, including the:

- a. use of the best available runoff control management techniques in new development including the National Pollution Discharge Elimination System Standards (NPDES);
- b. adoption of guidelines to reduce runoff from construction sites. These implementation guidelines will be developed with the guidance and approval of the Santa Ana Regional Water Quality Control Board and the State Water Resources Control Board;
- c. establishment of runoff controls for soils removed in restoration and/or remediation of oil sites; and
- d. development of plans to modify flood control channels that empty into the Bolsa Chica, Huntington Beach Wetlands and beach areas. These modifications should enhance the upstream ability to remove harmful constituents from runoff before entering the wetlands, while not altering their flood control ability. (*I-ERC 1 and I-ERC 2*)

ERC 2.1.19

Participate and enroll in the State's Natural Community Conservation Plan (N.C.C.P.) pursuant to Chapter 10 of AB 2172 (Kelley) Natural Community Conservation Planning Act in forwarding the State's policy to conserve biological diversity through protection of natural communities. (*I-ERC 6*)

ERC 2.1.20

Support efforts such as the California Coastal Conservancy's Fairview and Talbert Regional Park Enhancement Plan. Although the Regional Park is outside of the City, the restoration effort on the Santa Ana River in this area, and throughout its length, could provide possible educational opportunities within the City. (*I-ERC 4*)

ERC 2.1.21

Advocate the development of the Harriett M. Weider Regional Park. (*I-ERC 4*)

ERC 2.1.22

Define the terms "significant" tree or grove and develop specific measures to protect trees/groves that meet said definition. (*I-ERC 5*)

ERC 2.1.23

Develop natural areas in the City's existing parks, where appropriate, and include plans for nature parks in future park development. Nature parks and natural areas should be designed so that habitat values for wildlife are emphasized on a par with recreational values. This would include development of parks such as the Harriett M. Weider Regional Park between Central Park and the beach as a natural space linkage. Also, include links to the riparian and freshwater marsh areas of Bolsa Chica. (*I-ERC 2*)



ERC 2.1.24

Improve infrastructure that would prevent sewage system failures which may result in the discharge of untreated sewage, and consequently, in the closure of beaches and Huntington Harbour. (*I-ERC 4*)

ERC 2.1.25

Desilt Talbert Lake, if determined by the City of Huntington Beach Public Works Department to be economically feasible and environmentally responsible. (*I-ERC 2*)

ERC 2.1.26²

Development thresholds, as provided in **Policies LU 2.1.4, 2.1.5, and 2.1.6**, shall first be considered to be implemented in areas known to support significant biological resources. Areas identified in **Policies ERC 1.1.2, 2.1.1, and 2.1.2** shall be recognized as priority for the thresholds and thus some level of protection can be afforded to them prior to proposals for development. (*I-ERC 1*)

² Mitigation Measure BR-1 as specified in EIR No. 94-1

Mineral Resources

Goal

ERC 3

Designate areas and monitor mineral/oil extraction.

Objective

ERC 3.1

Permit extraction of significant mineral/oil resources in a manner which ensures land use compatibility, and minimizes environmental degradation.

Policies

ERC 3.1.1

Identify appropriate access areas, and permit extraction of significant oil and other mineral resources in designated resource areas. (*I-ERC 1 and I-ERC 5*)

ERC 3.1.2

Require the use of “state of the art” drilling and pumping technology, thereby minimizing the quantity of lands used for oil extraction. (*I-ERC 1 and I-ERC 5*)

ERC 3.1.3

Ensure that mineral/oil resources production activities are compatible with adjacent uses by reviewing and applying appropriate conditions which:

- a. mitigate noise, odor, and dust impacts and may limit the hours of production activities;
- b. provide for visual integration with adjacent uses (e.g., incorporation of on-site landscape buffer and decorative walls);
- c. provide for the restoration and reuse of abandoned oil sites subject to the discretionary approval of the appropriate decision making body;
- d. require that specific development proposals for mineral/oil extraction be subject to the discretionary approval of the appropriate decision making body;
- e. require that access roads to resource extraction areas meet standards for noise, dust control, erosion control and grading, to minimize adverse impacts to adjacent residential and commercial areas;
- f. provide for safe and appropriate recovery methods;
- g. establish measures to guarantee accurate reporting of production figures, and enforce abandonment regulatory measures; and

- h. require annual inspection and monitoring programs. (*I-ERC 1*)

Objective

ERC 3.2

Ensure mineral/oil resource extraction areas are properly reclaimed after resource extraction has been terminated.

Policies

ERC 3.2.1

Review all mineral/oil reclamation projects under the policies and procedures of the California Environmental Quality Act and the Surface Mining and Reclamation Act. (*I-ERC 1 and I-ERC 4*)

ERC 3.2.2

Require that permits for mineral/oil reclamation projects specify compliance with State, Federal and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watersheds and basins, and erosion protection. (*I-ERC 1 and I-ERC 4*)

ERC 3.2.3

Require that the Planning Commission and City Council have discretionary approval of all reclamation plans. (*I-ERC 1*)

Aesthetic Resources

Goal

ERC 4

Maintain the visual quality of the City’s natural land forms and water bodies.

Objective

ERC 4.1

Enhance and preserve the aesthetic resources of the City, including natural areas, beaches, bluffs and significant public views.

Policies

ERC 4.1.1

Preserve the undeveloped “natural” and open space areas as determined in the Land Use Element. (*I-ERC 1, I-LU 2, I-LU 4, I-LU 10, I-LU 11, I-LU 20, and I-LU 21*)

ERC 4.1.2

Maintain and expand the Library, Nature Center, passive recreational areas, and lake areas of Central Park as an aesthetic open space amenity. *(I-ERC 3)*

ERC 4.1.3

Provide public sites containing natural features with natural history educational opportunities. *(I-ERC 3)*

ERC 4.1.4

Develop implementation programs that will preserve and maintain the physical features of the wetlands, bluffs, and beaches. *(I-ERC 4 and I-ERC 5)*

ERC 4.1.5

Promote the preservation of public view corridors to the ocean and the waterfront through strict application of local ordinances, design guidelines and related planning efforts, including defined view corridors. *(I-ERC 1)*

ERC 4.1.6

Require that future development be designed and sited to maintain the natural topographic characteristics of the City including the minimization of the area and height of cuts and fills. *(I-ERC 1)*

ERC 4.1.7

Include commercial, residential, industrial, and natural areas in the billboard removal programs. *(I-ERC 7)*

ERC 4.1.8

Include commercial, residential, industrial, and natural areas in the electrical undergrounding program. *(I-ERC 8)*

Water, Electricity, and Gas Conservation

Goal

ERC 5

Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

Objective

ERC 5.1

Create and implement means through which the use and management of the natural environment and resources of the community can be monitored and protected from damage or misuse.

Policies

ERC 5.1.1

Continually monitor the implementation and enforcement of water quality regulations by appropriate County, State and Federal agencies to prevent additional pollution of the City's aquatic and intertidal environments. *(I-ERC 2 and I-ERC 4)*

ERC 5.1.2

Continue to evaluate and mitigate the effects of domestic and industrial wastes on living marine resources, through the conduct of objective biological studies performed by appropriate regulatory agencies and implementation of recommended mitigation measures by property owners or facility operators, to ensure the protection and viability of these biological communities. *(I-ERC 2)*

ERC 5.1.3

Continue to seek viable and environmentally-sensitive alternatives to the present use of automobiles as the primary means of public access to the beach area. Some of the available alternatives include public and private transit services, bikeways, the incorporation of new technology such as electrification, and public walkways to the beach area. *(I-C1)*

Objective

ERC 5.2

Provide ample opportunities for businesses and residents of the community to conserve and reuse natural resources.

Policies

ERC 5.2.1

Require, the use of reclaimed water in common areas and landscape treatments of all proposed developments. *(I-ERC 1)*

ERC 5.2.2

Create standards for landscaping and irrigation which are in compliance with State requirements. *(I-ERC 5)*

ERC 5.2.3

Require that the use of energy saving designs and materials be incorporated into the construction of all public buildings, while encouraging their use City-wide. *(I-ERC 1)*

ERC 5.2.4

Require utility provided conservation evaluations be performed prior to construction of all public buildings and projects. (*I-ERC 1*)

IMPLEMENTATION PROGRAMS

I-ERC 1

Development Review/Environmental Review (CEQA)

Through the development review process and as determined by the City to be required:

- a. determine the proposal's conformance with the requirements of local, State, and Federal environmental protection laws, such as but not limited to the California Environmental Quality Act (CEQA);
- b. examine each development's potential to provide public plazas, entry courts, or common areas;
- c. examine each development's potential to encroach upon Biological Resource Areas. Determine the necessity for Mitigation Agreements or other coordination with the California Department of Fish and Game, and/or federal permits from the US Army Corps of Engineers, or other agencies for developments that appear to affect Biological Resource Areas directly through grading, construction, vegetation removal, or other factors;
- d. permit resource dependent and public-service related land uses within Biological Resource Areas if they are consistent with biological resource protection;
- e. require improving the natural biological value, integrity and function of coastal wetlands, and dunes through vegetation restoration, control of alien plants and animals, and landscape buffering;
- f. require truck routing plan for all proposed mineral/oil extraction operations;
- g. require all extraction operations to mitigate noise, odor, and dust impacts, to the maximum extent feasible;
- h. require extraction operations to visually buffer extraction facilities and equipment from surrounding land uses;

- i. require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval process for all new projects proposed in "natural" open space areas;
- j. require a reclamation plan pursuant to state and federal statutes;
- k. require that all proposals for mineral/oil extraction and reclamation be reviewed by the Planning Commission and City Council; and
- l. encourage the use of reclaimed water for the irrigation of all large landscaped areas (i.e., common spaces, parkways, landscape medians, parks, etc.) in all developments.
- m. Review any development proposal for the Bolsa Chica area to ensure that no development is permitted in Federally delineated wetlands; and
- n. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

I-ERC 2

Studies/Feasibility Analysis

The City will:

- a. consider establishing a density bonus or other incentive for the creation of open space on a private development site;
- b. obtain a data base report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base (CDFG NDDb). The area of coverage required shall include the two 7.5-minute quadrangles (Seal Beach and Newport Beach) encompassing the City Limit and Sphere of Influence. This report can be obtained directly from the CDFG NDDb and should be available during the initial study phase of a project;

- c. contract with a consulting biologist and/or other appropriate environmental professionals, as funding permits, to conduct surveys and prepare assessment of areas for inclusion as ESHAs or having the potential of being restored. These areas will be identified in a Biological Resource Area map overlay. The recommendations of the consultant shall be considered during the environmental review process of development applications of identified parcels;
- d. retain the services of appropriate consultants to determine levels of stormwater runoff, its pollution load, and develop a stormwater management plan, as funding permits;
- e. conduct a flood channel restoration feasibility analysis, as funding permits, and, if necessary, establish a channel restoration fund to finance restoration efforts;
- f. contract with a consulting biologist and/or other appropriate biological professional, as funding permits, to conduct grunion usage survey and prepare an assessment of potential impacts of renewed beach usage by people;
- g. continue to monitor and analyze local waterfront and ocean water quality conditions. When contamination sources or pollutants are identified, appropriate, timely, and effective actions shall be taken to clean the source and prevent further pollution and potential damage to aquatic/biological resources, and the intertidal environmental, in accordance with Federal and State law;
- h. research energy saving and conservation techniques which can be incorporated into the designs of community structures. A list should be created which identifies incentives for developments which incorporate energy saving design into their projects; and
- i. continue to research the feasibility of desilting Talbert Lake. If appropriate to desilt, prepare and implement a desiltation work program, as funding permits.

I-ERC 3**Recreation and Community Services Element**

- a. Implement the Element's policies and programs.
- b. The City shall update the Parks and Recreation Master Plan to ensure that existing parks, beaches, and other designated open spaces meet the needs of the City.
- c. Utilize park and open space needs contained in the Parks and Recreation Master Plan as a guideline for future acquisition of open space.

I-ERC 4**Interagency Coordination**

- a. Coordinate with local, state and federal agencies to ensure the proper protection and/or enhancement of the City's open space resources.
- b. Meet periodically with the California Coastal Conservancy to review the progress in regional park restoration and to discuss areas within the City for which the Conservancy can provide assistance.
- c. Consult with the California Department of Fish and Game and U.S.F.W.S. on any project that could affect a species that is listed or in fact rare, threatened or endangered (CEQA Guideline Section 15380, as identified by the biological survey).
- d. Actively encourage and pursue:
 - the inclusion of the lands into a coastal wetlands preserve;
 - the linking of any upland development in the Bolsa Chica Local Coastal Plan area to the Bolsa Chica Wetland Restoration Plan;
 - restoration of Bolsa Chica; and
 - the development of the Harriett M. Weider Regional Park.

- e. Coordinate with responsible local, County, State, and Federal agencies to establish development compliance criteria, health hazard safeguards, and necessary on-site monitoring programs to assure mitigation of potential environmental impacts (such as approved access, dust, noise, visual).
- f. Coordinate with the Orange County Sanitation District in identifying infrastructure requiring maintenance and/or replacement and schedule repairs.
- g. Coordinate with the Coast Guard and the local oil spill companies to ensure prompt and thorough clean up.

I-ERC 5 **Ordinances**

- a. Adopt and enforce:
 - a water pollution ordinance to protect the City's surface waters including guidelines for the use of anti-fouling treatments by boat repair services operating in the City of Huntington Beach and the use of such treatments by boat owners that use Huntington Harbour as their home port;
 - an ordinance to define, identify, and protect significant (See ERC 2.1.22) trees and groves. In addition, the City Council should adopt an ordinance establishing tree maintenance procedures/ practices as recognized by the International Society of Arboriculture. The ordinance shall be developed through input from Arborists, City Officials, and concerned residents which may occur through deliberation of a City Council appointed Board, Committee, or Task Force. The definition and identification of significant trees and groves shall be determined through this process; and
 - an oil extraction overlay which maps oil fields and delineates access areas and encourages oil unification and consolidation projects.

b. Revise:

- the landscape and irrigation design standards to comply with State mandated requirements; and
- the municipal code and/or establish pertinent design guidelines to implement aesthetic resource standards and policies.

I-ERC 6 **Natural Community Conservation Plan**

Once the NCCP's are approved and Recommended Subregional Habitat Conservation Guidelines are developed by the State, the City of Huntington Beach shall participate in said plans for local compliance with the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA).

I-ERC 7 **Billboard Removal**

Continue to pursue the removal of billboards.

I-ERC 8 **Electrical Underground Program**

Continue to implement the electrical facilities undergrounding program.

* As funding permits

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **ERC**

STATUTORY REQUIREMENTS

In addition to the seven discretionary elements, other optional elements may be included in the Plan. The California Government Code Section 65963 states:

The General Plan may include any other element or elements that the governing body, in the judgment of the governing body, relate to the physical development of the county or city.

Huntington Beach's Air Quality Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. All elements, other than mandatory elements, including this mandatory element, such as, for example, the element relating to the physical development of the county or city.

TECHNICAL SYNOPSIS

A. CLIMATIC CONDITIONS

The City is located in the northern portion of the South Coast Air Basin, a highly urbanized basin encompassing all of Orange County, most of Los Angeles and Riverside Counties, and the western portion of San Bernardino County.

The geography and climate of southern California combine to make the basin a relatively sheltered area. The high mountains which surround the basin result in the formation of temperature inversions. When a temperature inversion layer is established, wind speeds and air pollutants, particularly suspended particulates, remain.

The closest weather station recording both temperature and precipitation is located in the Huntington Beach area. The average maximum and minimum temperatures are 71.4° Fahrenheit and 53.8° Fahrenheit, respectively. Precipitation at the Huntington Beach station is recorded at least partially for most of the year, with an average of 14.09 inches falling annually. The most representative wind measurement station is located in Costa Mesa, about 4.5 miles east-west of the City. Winds at this location blow from the west about one-third of the year at an annual average speed of 3.3 miles per hour.

B. AIR POLLUTION

Air pollution from three categories related to (1) natural sources such as oil seeps, vegetation, or wildfires; (2) construction, or sources in automobile exhaust; (3) evaporation of organic liquids, such as those used in coating and cleaning processes; or (4) chemical, or those left over from steel production.

The region's air quality has been improved considerably in the basin through the use of air quality control Districts. Because of the population density there have been considerable efforts to reduce emissions from different. Many pollution sources, such as automobiles, have been effectively controlled. However, increases in the number of sources, particularly those growing proportionately to population, reduce the potential air quality benefits of new controls.

AIR QUALITY ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in the City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Air Quality Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

TECHNICAL SYNOPSIS

A. CLIMATIC CONDITIONS

The City is located in the southern portion of the South Coast Air Basin, a 6,600 square mile basin encompassing all of Orange County, most of Los Angeles and Riverside Counties, and the western portion of San Bernardino County.

The topography and climate of southern California combine to make the Basin a high air pollution potential area. The high pressure zone restricts the movement of cooler air resulting in the formation of temperature inversions. When a persistent inversion layer is combined with sunlight and air pollutants, photochemical smog frequently occurs.

The closest weather station recording both temperature and precipitation is located in the Newport Beach Harbor about five miles southeast of the City. The average maximum and minimum temperatures are 67.4° Fahrenheit and 53.9° Fahrenheit, respectively. Precipitation at the Newport Beach Harbor station is recorded to occur primarily between November and April, with an average of 11.09 inches falling annually. The most representative wind monitoring station is located in Costa Mesa, about 4.5 miles southeast of the City. Winds at this location blow from the west about one-third of the year at an annual average speed of 3.3 miles per hour.

B. AIR POLLUTION

Air pollution forms from pollutants emitted from a) natural sources such as oil seeps, vegetation, or windblown dust, b) combustion, as occurs in automobile engines, c) evaporation of organic liquids, such as those used in coating and cleaning processes, or d) abrasion, as occurs between tires and roadways.

Per capita emissions have been reduced substantially in the Basin through 40 years of air quality controls. However, increases in the population over that time have made substantial overall emission reductions more difficult. Many pollution sources, such as automobiles, have been significantly controlled. However, increases in the number of sources, particularly those growing proportionately to population, reduce the potential air quality benefits of new controls.

C. CURRENT AIR QUALITY CONDITIONS

1. Regionally

With regard to current air quality conditions in the South Coast Air Basin, significant progress has been made in reducing ozone concentrations over the past decade. However, the Basin still exceeds the federal ozone standard far more frequently than any other area of the United States. During 1990, the state ozone standard was exceeded least frequently in the coastal areas and most frequently in the area extending from the eastern San Fernando Valley through the San Gabriel Valley into the Riverside-San Bernardino area and the adjacent mountains.

The number of days where the carbon monoxide standards were exceeded decreased substantially between the mid-'70s and the mid-'80s. After the mid-'80s, however, there was an increase in the number of days exceeding the carbon monoxide standard, followed by a decrease in 1990. The observed increase was probably due to increased vehicle miles traveled. In 1990, the carbon monoxide standards were exceeded only in Los Angeles and Orange Counties.

Concentrations of nitrogen dioxide decreased over the period 1976-1989. By 1990, exceedances of the federal standard were limited to one location in Los Angeles County, with the highest concentration four percent greater than the federal standard. In 1990, State PM₁₀ standards were frequently exceeded in all areas. The less stringent federal PM₁₀ standards were also exceeded in many areas. Though sulfur dioxide concentrations have been reduced to levels well below state and federal standards, further reductions in emissions of sulfur oxides are needed to attain compliance with standards for other pollutants (sulfate and PM₁₀).

Based upon National Ambient Air Quality Standards (NAAQS) criteria thresholds, specific geographic areas are classified under the Federal Clean Air Act as either an "attainment" or "non-attainment" area for each pollutant. The County of Orange is classified as a non-attainment area for ozone and carbon monoxide and an attainment area for nitrogen oxides, fine particulate matter, sulfur oxides and lead.

2. Locally

With regard to local air quality conditions, the closest air quality monitoring station operated by the South Coast Air Quality Management District (SCAQMD) is located in Costa Mesa. **Table AQ-1** presents carbon monoxide, ozone, nitrogen dioxide and sulfur dioxide concentrations. **Table AQ-1** indicates that the carbon monoxide standards were exceeded three days, ozone standards were exceeded three days, and nitrogen dioxide and sulfur dioxide standards were not exceeded in 1990.

The Costa Mesa Station did not measure PM₁₀ and total suspended particulates. The nearest station that measured these pollutants is Los Alamitos, located approximately 8 miles northwest of Huntington Beach. These measurements are listed in **Table AQ-2**.

TABLE AQ-1

Selected Air Contaminants and Emission Comparisons

	Characteristics	Sources	Effects
Photochemical Oxidant (O₃)	The term “photochemical oxidant” can include several different pollutants, but consists primarily of ozone (more than 90 percent) and a group of chemicals called organic peroxy nitrates. Photochemical oxidants are created in the atmosphere rather than emitted directly into the air. Reactive organic gases, including hydrocarbons, and oxides of nitrogen are the emitted contaminants which participate in the reaction. Ozone is a pungent, colorless toxic gas which is produced by the photochemical process. Photochemical oxidant is a characteristic of southern California type smog, and reaches highest concentrations during the summer and early fall.	Photochemical smog is caused by complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from sunlight. Motor vehicles are the major source of oxides of nitrogen and reactive organic gases in the basin.	The common manifestations of oxidants are damage to vegetation and cracking of untreated rubber. Photochemical oxidants in high concentrations can also directly affect the lungs, causing respiratory irritation and possible changes in lung functions.
Carbon Monoxide (CO)	CO is a colorless, odorless, toxic gas produced through the incomplete combustion of fossil fuels. Concentrations are higher in winter when more fuel is burned and weather conditions favor the build-up of directly emitted contaminants.	The use of gasoline powered engines is the major source of this contaminant, with the automobiles being the primary contributor. However, various industrial processes also produce CO emissions through incomplete combustion of fossil fuels.	CO does not irritate the respiratory tract, however, it passes through the lungs directly into the blood stream and, by interfering with the transfer of oxygen, deprives sensitive tissues of oxygen.

TABLE AQ-1 (Cont.)

Selected Air Contaminants and Emission Comparisons

	Characteristics	Sources	Effects
Nitrogen Oxides (NO_x)	It primarily consists of nitric oxides (NO) (a colorless, odorless gas formed from atmospheric nitrogen and oxygen when petroleum combustion takes place under high temperatures and/or pressure) and nitrogen dioxide (NO ₂) (a reddish-brown irritating gas formed by the combination of nitric oxide with oxygen).	High combustion temperatures cause nitrogen and oxygen to combine and form nitric oxide. Further reaction produces additional oxides of nitrogen. Combustion in motor vehicle engines, power plants, refineries and other industrial operations are the primary sources in the region. Ships, railroads and aircraft are other significant emitters.	Oxides of nitrogen are direct participants in photochemical smog reactions. The emitted compound, nitric oxide, combines with oxygen in the atmosphere in the presence of hydrocarbons and sunlight, to form nitrogen dioxide and ozone. Nitrogen dioxide, the most significant of these pollutants, can color the atmosphere at concentrations as low as 0.5 ppm on days of 210-mile visibility. NO _x is an important air pollutant in the region because it is a primary receptor of ultraviolet light which initiates the reactions producing photochemical smog. It will also react in the air to form nitrate particulates.

TABLE AQ-1 (Cont.)

Selected Air Contaminants and Emission Comparisons

	Characteristics	Sources	Effects
Sulfur Dioxide (SO₂)	SO ₂ is a colorless, pungent, irritating gas formed primarily by the combustion of sulfur-containing fossil fuels. In humid atmospheres some of SO ₂ may be changed to sulfur trioxide and sulfuric acid mist, with some of the latter eventually reacting with other materials to produce sulfate particulates.	This contaminant is the natural combustion product of sulfur or sulfur-containing fuels. Fuel combustion is the major source, while chemical plants, sulfur recovery plants, and metal processing are minor contributors.	SO ₂ appears able to do still greater harm by injuring lung tissues. Sulfur oxides, in combination with moisture and oxygen, can yellow the leaves of plants, dissolve marble and eat away iron and steel. Sulfur oxides can also react to give sulfates which reduce visibility and cut down the light from the sun.
Particulates (TSP and PM₁₀)	Atmospheric particulates are made up of finely divided solids or liquids such as soot, dust, aerosols, fumes and mists. About 90 percent by weight of the emitted particles are larger than 10 microns in diameter, but about 90 percent of the total number of particulates are less than 5 microns in diameter. The aerosols formed in the atmosphere, primarily sulfate and nitrate, are usually smaller than 1 micron. In areas close to major sources, particulate concentrations are generally higher in the winter, when more fuel is burned, and meteorological conditions favor the build-up of directly-emitted contaminants. However, in areas remote from major sources and subject to photochemical smog, particulate concentrations are higher during summer months.	Particulate matter consists of particles in the atmosphere resulting from many kinds of dust and fume-producing industrial and agricultural operations, from combustion, and from atmospheric photochemical reactions. Natural activities also put particulates into the atmosphere; wind-raised dust and ocean spray are two such sources of particulates.	In the respiratory tract very small particles of certain substances may produce injury by themselves, or may contain absorbed gases that are injurious. Suspended in the air, particulates of aerosol size can both scatter and absorb sunlight, producing haze and reducing visibility. They can also cause a wide range of damage to materials.

TABLE AQ-1 (Cont.)

Selected Air Contaminants and Emission Comparisons

	Characteristics	Sources	Effects
Hydrocarbons And Other Organic Gases (THC, CH₄, NMHC, AHC, NHC)	Any of the vast family of compounds consisting of hydrogen and carbon in various combinations are known as hydrocarbons. Fossil fuels are included in this group. Many hydrocarbon compounds are major air pollutants, and those which can be classified as olefins or aromatics are highly photochemically reactive. Atmospheric hydrocarbon concentrations are generally higher in winter because the reactive hydrocarbons react more slowly in the winter and meteorological conditions are more favorable to their accumulating in the atmosphere to higher concentration before producing photochemical oxidants.	Motor vehicles are a major source of anthropogenic hydrocarbons (AHC) in the basin. Other sources include evaporation of organic solvents and petroleum refining and marketing operations. Trees are the principal emitters of biogenic or natural hydrocarbons (NHC) (Chameides, 1988).	Certain hydrocarbons can damage plants by inhibiting growth and causing flowers and leaves to fall. Levels of hydrocarbons currently measured in urban areas are not known to cause adverse effects in humans. However, certain members of this contaminant group are important components in the reactions which produce photochemical oxidants.

TABLE AQ-2
Ambient Air Quality Standards

		CALIFORNIA		FEDERAL		
Air Pollutant	Average Sampling Time	Concentration	Method	Primary	Secondary	Method
Oxidant	1 hour	0.10 ppm (200 mgm ⁻³)	Ultraviolet Photometry	-	-	-
Ozone	1 hour	0.9 ppm (180 mgm ⁻³)	Ultraviolet Photometry	0.12 ppm (235 mgm ⁻³)	0.12 ppm (235 mgm ⁻³)	Ethylene Chemiluminescence
Carbon Monoxide	8 hour	9 ppm (10 mgm ⁻³)	Non-dispersive Infrared	9 ppm (10 mgm ⁻³)	9 ppm (10 mgm ⁻³)	Non-dispersive Infrared
	1 hour	20 ppm (23 mgm ⁻³)	Spectroscopy (NDIR)	35 ppm (40 mgm ⁻³)	35 ppm (40 mgm ⁻³)	Spectroscopy (NDIR)
Nitrogen Dioxide	1 hour	0.25 ppm (470 mgm ⁻³)	Gas Phase Chemiluminescence	0.053 ppm (100 mgm ⁻³)	0.053 ppm (100 mgm ⁻³)	Gas Phase Chemiluminescence
Sulfur Dioxide	24 hour	0.053 ppm (131 mgm ⁻³)	Ultraviolet Fluorescence	0.03 ppm (80 mgm ⁻³) 0.14 ppm (365 mgm ⁻³)	-	Pararosaniline
	3 hour	-	-	-	0.53 ppm (1300 mgm ⁻³)	-
	1 hour	0.25 ppm (655 mgm ⁻³)	-	-	-	-
Total Suspended Particulate (TSP)	Annual	30 mg/m ³	-	-	60 mgm ⁻³	High Volume Sampling
	Geometric Mean 24 hour	50 mgm ⁻³	-	150 mgm ⁻³	150 mgm ⁻³	
Suspended Particulate Matter (PM ₁₀)	Annual Geometric	30 mgm ⁻³	Size segregated inlet high volume sampling	-	150 mgm ⁻³	Ethylene
	Mean 24 hour	50 mgm ⁻³		150 mgm ⁻³		

The GMP, prepared by SCAG, promotes a concept of balancing job growth and housing production within various subregions of southern California as a means of addressing both air quality and transportation issues. It is through land use planning, that a balance between jobs and housing may benefit the Southern California region as whole through traffic congestion reduction and improved air quality. According to SCAG, a subregion with a Job/Housing Ratio (JHR) of 1.27 jobs per dwelling unit is considered balanced. Achieving this balance will ultimately improve the transportation network, and reduce miles traveled, commute time, and pollution emissions.

The City of Huntington Beach is located in SCAG's Northwest Orange subregion, which in 1984, had a JHR of 1.34. The Job¹/Housing² ratio for Huntington Beach in 1992 is estimated at 0.82. According to SCAG, Huntington Beach would be encouraged to increase the number of housing units to better balance the surrounding subregional "job-richness." However, Huntington Beach can have economic development and fulfill the intent of the GMP by providing jobs that match the income levels of its local community, thereby reducing vehicle miles traveled.

Essentially, if Huntington Beach plans to further imbalance the subregion by increasing its jobs, the City must demonstrate that a proportionally equivalent number of vehicle miles traveled will be reduced regionally in order to comply with the SCAQMD regulations, State and Federal laws, and to be consistent with regional plans (i.e., AQMP, RMP, GMP).

b. Demand Management

The City of Huntington Beach is both an origin and a destination for many vehicle trips in the Basin. Vehicular emissions, or non-stationary sources, account for approximately 99 percent of all emissions in Huntington Beach. Therefore, managing the demand of vehicular transportation is critical to controlling regional air quality.

Vehicle commuters need encouragement to change their mode of travel, principally away from single occupant auto use, to change their travel time-of-day, or to eliminate trips altogether in order to reduce overall vehicle emissions. In addition to trip length reductions resulting from the job/housing balance strategies contained in the GMP, the City of Huntington Beach needs to develop Transportation Demand Management (TDM) strategies that reduce vehicle trips through:

- Individual Trip Reductions - measures that reduce home-based trips through alternate work weeks and flex-times, telecommunications, and non-work trip reductions.
- Vehicle Trip Reductions - measures that replace single occupant trips by transit and ridesharing modes. This tactic includes parking management, employer ridesharing, vanpools and auto use restrictions.
- Peak Period Modification - measures that seek to reduce demand at peak periods so as not to exceed system capacity. These include flex-times and user fees.

¹ Employment estimates are based on data from the following sources: California State Employment Development Department, 1991 California Manufacturer's Register, 1982 and 1987 U.S. Census Business activity reports, and Economics Research Associates.

² Housing unit count is based on dwelling unit counts provided by the City of Huntington Beach Redevelopment Agency and by the October 1992 land use survey completed by Envicom Corporation.

Managing the demand for transportation can collectively lessen daily trips and miles traveled, particularly during peak periods. TDM strategies coupled with implementation measures of the AQMP can maintain healthy regional air quality levels despite economic growth in the region.

c. Regulation XV

Of particular importance is SCAQMD's Regulation XV, which deals with employer-sponsored trip reduction methods. Recently revised, the regulation now calls for all businesses with 100 or more employees to submit a transportation plan to SCAQMD, stating how the business intends to reduce vehicle trips to the work place and increase vehicle occupancy rates. As of July 7, 1996, the City of Huntington Beach had 23 businesses that are subject to this regulation.

2. Land Use

Huntington Beach's land use pattern, like much of Southern California, tends to separate jobs from housing, thereby encouraging dependency on vehicular travel. However, the GMP, as well as the County's Growth Management Legislation (Measure M), calls for local agencies to balance their land uses in a regional context to ensure the GMP's objectives.

The City of Huntington Beach has a generally balanced land use pattern; each residential use is located within three miles of a commercial land use. However, on a human scale, the community's land use pattern generally isolates uses and creates a heavy dependence upon the automobile. For example, commercial services are located sufficiently far away from residential neighborhoods so that a vehicle is still necessary to make a small shopping trip convenient. Second, adjacent commercial parcels commonly have physical barriers that create unnecessary trips by limiting pedestrian and vehicular access.

The City in its land use planning has a responsibility to maintain a jobs/housing balance and improve its spatial mix of land uses. Appropriate land use planning will provide for a potential reduction in trip lengths and quantities and thus reduce air pollution emissions.

3. Stationary Sources

Stationary sources, such as auto body shops, dry cleaners, oil production facilities, heavy manufacturers, a sewage treatment plant, and an Edison Generating Plant release significant quantities of pollutants into Huntington Beach's air.

a. Stationary Emitters

In Huntington Beach, Southern California Edison and Cal Resources were ranked as number 14 and 19 respectively on the SCAQMD's 1989 high emitters list for oxides of nitrogen. Cal Resources was ranked eighth on SCAQMD's 1989 worst emitters of reactive hydrocarbons list.

Emissions from stationary sources are also created indirectly when electricity is generated. If the Basin is to increasingly rely upon electricity as a less-polluting source of energy, there is a need for additional conservation efforts City-wide.

b. Particulates

Particulates and other emissions generated during grading and construction activities, and from oil extraction are considered to be significant stationary sources of air pollutants. The development of Huntington Beach's 427 vacant acres will also contribute emissions.

ISSUES

1. The City's traffic flow does not fully utilize the existing road system and is subject to unnecessary traffic delays. (*AQ 1.7.1*)
2. Vehicular trips are projected to increase by 40 percent from 1985-2010 without implementation of the AQMP and RMP. This increase will significantly affect the region's air quality. (*AQ 1.1.1, AQ 1.1.2, AQ 1.1.3, AQ 1.1.4, and AQ 1.1.5*)
3. Vehicle miles traveled in the region are projected to increase 68 percent and the average length (in miles) of a vehicle trip is expected to increase 19 percent from 1985-2010 without implementation of the AQMP and RMP. (*AQ 1.5.1, AQ 1.5.2, AQ 1.5.3, and AQ 1.5.4*)
4. The City has a dispersed land use pattern which separates jobs from housing, discourages pedestrian activity and increases dependency on vehicular travel. (*AQ 1.5.1, AQ 1.5.2, AQ 1.5.3, and AQ 1.5.4*)
5. Local construction, oil extraction, the use of unpaved roads and agricultural operations release a significant amount of particulate emissions within the City. (*AQ 1.8.1 and AQ 1.8.2*)
6. A future reliance on electricity as a less-polluting source of energy has placed a demand on the community for greater energy conservation efforts. (*AQ 1.10.1, AQ 1.10.2, and AQ 1.10.3*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, and policies for Air Quality in the City of Huntington Beach. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation programs. Responsible implementing agencies, implementation schedule, and possible funding sources are indicated on the Air Quality Implementation Matrix.

Goal

AQ 1

Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

Vehicle Work Trips

Objective

AQ 1.1

Reduce private sector and local governmental employee vehicle work trips by 30 percent by 2010 as required by the South Coast Air Quality Management District.

Policies

AQ 1.1.1

Encourage alternate work schedules (such as 9 day-80 hour work period and 4 day-40 hour work period) for all public and private sector businesses with 100 or more employees whose work day begins between 6 a.m. and 10 a.m. (*I-AQ 1 and I-AQ 2*)

AQ 1.1.2

Require all businesses and multiple tenant centers with 100 or more employees to participate in a Transit Management Association or Organization. (*I-AQ 2*)

AQ 1.1.3

Support regional, state and federal legislation that encourages the following:

- a. non-work trip reductions;

- b. financial institutions and their regulators to identify and offer services through telecommunications;
- c. educational institutions to offer home study courses;
- d. tax incentives for establishing work centers in housing-rich areas; and
- e. the use of alternative fueled vehicles. (*I-AQ 3*)

AQ 1.1.4

Encourage funding, research, implementation, and evaluation of telecommuting and teleconferencing activities. (*I-AQ 3*)

AQ 1.1.5

Encourage all new commercial, industrial, and residential structures to accommodate appropriate trip reducing activities such as alternative work schedules, on-site day-care facilities, on-site automated teller machines, "mail-in" applications, or telecommuting and/or teleconferencing facilities as technology becomes available. (*I-AQ 1 and I-AQ 2*)

Transit Trips

Objective

AQ 1.2

Increase the proportion of vehicle work trips made by transit from 5.1 percent in 1984 to 19.3 percent in 2010, and increase the proportion of nonwork trips made by transit from 1.4 percent in 1984 to 3.8 percent in 2010, as required by South Coast Air Quality Management District.

Policies

AQ 1.2.1

Work with OCTD to expand the local transit service area and provide more frequent service to the City of Huntington Beach, particularly express service to Long Beach, downtown Los Angeles, Irvine Business Center (IBC), and Irvine Spectrum areas. (*I-AQ 4*)

AQ 1.2.2

Require developers of employment centers with 100 or more employees and major activity centers to include transit amenities and transit access as an integrated part of their projects. (*I-AQ 1 and I-AQ 4*)

AQ 1.2.3

Encourage property owners in existing employment and activity centers (such as the Pier, Downtown, Huntington Beach Mall) to include transit amenities at their sites when these projects apply for additional planning permits or services. (*I-AQ 1 and I-AQ 4*)

AQ 1.2.4

Encourage major commercial and industrial development projects located along transit routes to include integrated transit access points in the project design. (*I-AQ 1*)

AQ 1.2.5

Encourage senior citizen service providers to provide shuttle services. (*I-AQ 1 and I-AQ 4*)

Carpool and Vanpool Trips

Objective

AQ 1.3

Increase the number of carpools with 3 or more persons by 30 percent above 1984 levels, and decrease other work-related trips by 5 percent due to the formation of vanpools by 1995, and divert 32 percent of single occupant automobile trips to carpool of 2 or more persons by 2000 as required by the South Coast Air Quality Management District.

Policies

AQ 1.3.1

Support the passage of vanpool tax credit legislation, including granting tax exempt status for compensation received for specific ridesharing programs, allowing tax deductions for employees who rideshare, and special tax credits for electric vanpools and clean-fuel vans. (*I-AQ 3*)

AQ 1.3.2

Require that employment centers with 100 or more employees increase the availability and the “attractiveness” of parking spaces for vans and carpools. (*I-AQ 1*)

AQ 1.3.3

Encourage those firms that offer alternative schedule work weeks to also offer additional work schedule incentives to employees who carpool. (*I-AQ 2*)

AQ 1.3.4

Encourage the provision of carpool parking facilities by business and other uses that have underutilized parking facilities and are located near the San Diego Freeway. (*I-AQ 1 and I-AQ 4*)

Truck Trips

Objective

AQ 1.4

Reduce the number of truck trips during daily peak travel periods.

Policy

AQ 1.4.1

Determine the feasibility of adopting an ordinance that limits truck traffic during peak travel hours. (*I-AQ 3*)

Vehicle Trip Distances

Objective

AQ 1.5

Reduce the number and shorten the distance of vehicle trips through sound land use planning, and improve the City’s current 0.89 jobs/housing ratio.

Policies

AQ 1.5.1

Encourage residential and commercial growth to occur in and around existing activity centers and transportation corridors in accordance with the Land Use Plan Map (**Figure LU-1**). (*I-LU 1 and I-LU 4*)

AQ 1.5.2

Continue to encourage job growth by maintaining the supply of commercial and industrial designated land in accordance with the Land Use Map (**Figure LU-1**). (*I-LU 1 and I-LU 4*)

AQ 1.5.3

Encourage commercial-residential mixed use development in accordance with the Land Use Plan Map (**Figure LU-1**). (*I-LU 1 and I-LU 4*)

AQ 1.5.4

Encourage day-care facilities to be located at work sites with 100 or more employees. (*LU 10.1.2 and I-AQ 1*)

Bicycle/Walking Trips

Objective

AQ 1.6

Divert 2 percent of all trips of three miles or less to bicycle trips and 20 percent of all auto trips of 1/2 mile or less to walking trips.

Policies

AQ 1.6.1

Investigate the feasibility of providing new Class II bike lanes to encourage commuter bicycle trips. (*I-AQ 4 and I-CE 1*)

AQ 1.6.2

Continue to improve existing Class II bike lanes for safer bicycle travel. (*I-AQ 5*)

AQ 1.6.3

Encourage all new residential developments to incorporate pedestrian paths that link the projects with adjacent developments and transit access points. (*I-AQ 1*)

AQ 1.6.4

Encourage commercial developments to provide facilities for employees and patrons who bicycle to the sites. (*I-AQ 1*)

Vehicle Emissions

Objective

AQ 1.7

Reduce vehicle emissions through traffic flow improvements, and use of alternate fuel consuming vehicles.

Policies

AQ 1.7.1

Continue to implement the Growth Management Area No. 6 Traffic Signal Management Program and the Fuel Efficient Traffic Signal Management Program to synchronize Edinger Avenue, Warner Avenue, Adams Avenue, Bolsa Avenue, Golden West Street, Bolsa Chica Street, Brookhurst Street, and Magnolia Street. (*I-AQ 5*)

AQ 1.7.2

Synchronize all other traffic signals, when such technology becomes economically feasible. (*I-AQ 5*)

AQ 1.7.3

Support tax incentive legislation for the use and ownership of alternatively fueled vehicles. (*I-AQ 3*)

AQ 1.7.4

Support legislation that provides for research, development, and utilization of alternatively fueled vehicles for private passenger use. (*I-AQ 3*)

AQ 1.7.5

Encourage the provision of dedicated parking spaces with electrical outlets for electrical vehicles, when such technology becomes economically feasible. (*I-AQ 1*)

AQ 1.7.6

Convert city-owned vehicles to alternative fuels as it becomes economically and technically feasible. (*I-AQ 5*)

Particulate Emissions

Objective

AQ 1.8

Reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction by 50 percent by 2000 as required by Southern California Air Quality Management District.

Policies

AQ 1.8.1

Continue to enforce construction site guidelines that require truck operators to minimize particulate emission. (*I-AQ 1*)

AQ 1.8.2

Require installation of temporary construction facilities (such as wheel washers) and implementation of construction practices that minimize dirt and soil transfer onto public roadways. (*I-AQ 1*)

AQ 1.8.3

Encourage developers to maintain the natural topography, to the maximum extent possible, and limit the amount of land clearing, blasting, grading, and ground excavation operations needed for development. (*I-AQ 1*)

AQ 1.8.4

Work closely with utility and industrial companies, which operate such facilities as oil production facilities and electrical generation and transmission facilities, to review and assess facility impacts to the City of Huntington Beach and its residents and visitors. (*I-AQ 1, I-AQ 4*)

Sensitive Receptors

Objectives

AQ 1.9

Minimize sensitive uses (residential, hospitals, schools, etc.) exposure to toxic emissions.

Policies

AQ 1.9.1

Assure that sufficient buffer areas exist between a sensitive use and a potential toxic emission source. (*I-AQ 1*)

AQ 1.9.2

Require design features, operating procedures, preventative maintenance, operator training, and emergency response planning to prevent the release of toxic pollutants for applicable uses in all business parks, industrial parks, and industrial designated areas. (*I-AQ 1*)

Energy Conservation

Objective

AQ 1.10

Reduce the amount of energy consumed by commercial uses by 15 percent by 2000 and 30 percent by 2010. Reduce the amount of energy consumed by residential use by 4.5 percent by 1994 and 30 percent by 2010 as required by Southern California Air Quality Management District.

Policies

AQ 1.10.1

Continue to require the utilization and installation of energy conservation features in all new construction. (*I-AQ 1*)

AQ 1.10.2

Encourage the retrofitting of energy conservation devices in existing developments. (*I-AQ 1*)

AQ 1.10.3

Encourage energy use audits, and identify conservation measures, for all existing commercial and industrial structures. (*I-AQ 4*)

Interagency Coordination

Objective

AQ 1.11

Improve air quality in the South Coast Air Basin through inter-agency coordination.

Policy

AQ 1.11.1

Coordinate with SCAQMD, SCAG and other local, state, and national agencies in efforts to plan and implement clean air strategies for the South Coast Air Basin. (*I-AQ 4 and I-LU 20*)

Refuse Reduction

Objective

AQ 1.12

Utilizing source reduction, recycling, and other appropriate measures, reduce the amount of solid waste disposed in landfills by 50 percent by 2000 as required by Southern California Air Quality Management District.

Policy

AQ 1.12.1

Implement the City of Huntington Beach's Source Reduction and Recycling Element. (*I-AQ 3*)

IMPLEMENTATION PROGRAMS

I-AQ 1

Development Review

Through the development review process:

a. encourage (or require for businesses that meet the employee threshold):

- private and public sector employers to offer employees an altered work schedule;
- the inclusion of onsite daycare facilities, automated teller machines, and other employee ancillary uses;
- the installation of telecommuting facilities in all new developments;
- businesses that have evening or weekend peak usage and are located near the San Diego Freeway to provide park-n-ride facilities;
- installation of transit directories at new employment centers and major activity centers, and at existing employment centers when these projects apply for additional planning permits or services;
- installation of “bus turnouts” and transit access points at new commercial and industrial developments along existing and planned transit routes;
- carpool and vanpool parking spaces to be located near building entrances;
- new residential projects to be linked to adjacent commercial areas and transit access points via pedestrian access ways;
- the provision of lighted bicycle storage areas and amenities (such as showers, lockers, etc.) in new commercial developments;
- existing residential units and developments to install energy conservation features when these residential units and developments apply for additional planning permits or services;
- the installation of electrical outlets at parking spaces designated for electrical vehicles;
- the implementation of construction activity management techniques to be used when it can be objectively determined that they are needed. Such techniques may be used as follows:
 - extending the construction period in areas where impacts to noise sensitive uses, such as hospitals, schools, and residential uses, are not present;
 - reducing the number of equipment pieces being used simultaneously;
 - increasing the distance between emission sources;
 - reducing the number of hours of construction during peak traffic times (8:00 AM and 5:00 PM) or changing hours of construction to off-peak traffic times;
 - suspending major grading operations during first and second stage smog alerts;
 - using low-sulfur fuel;
 - using existing power sources (i.e., use temporary power poles) and avoiding on-site power generation;
 - suspending all grading operations when wind speeds exceed 25 miles per hour;

- implementing a trip reduction plan for construction employees on large scale projects;
 - implementing or contributing to an urban tree planting program to offset the loss of existing trees at a construction site on large scale projects;
 - developing a traffic plan to minimize traffic flow interference from construction activities on large scale projects.
 - installing energy conservation features in new developments;
 - spreading soil binders on unpaved construction roads and parking areas on large scale projects;
 - covering truck loads containing soil, dirt, sand or other emissive materials;
 - installing wheel washers and other barriers to prevent transporting of soil onto public rights-of-way;
 - limiting speed on all unpaved road surfaces of 15 miles per hour or less;
 - buffering sensitive uses from potential toxic sources; and
 - requiring business parks and industrial parks submit hazardous material plans for approval.
- b. establish standards for the appropriate number and location of parking spaces designated for vans and carpools.
- c. review any proposed new utility facilities, relocations, or expansions or existing facilities for compliance with applicable development standards for potential impacts.

I-AQ 2

Business Licenses

Through the business license process:

- a. require, as appropriate, single employers and multiple tenant center employers with 100 or more employees to join Transit Management Association and Transit Management Organizations; and
- b. encourage employers to offer Mondays and Fridays off in lieu of mid-week days for those employees who work 4/40 work periods or 9/80 work periods.

I-AQ 3

Ordinances/Resolutions

The City shall:

- a. consider adopting a resolution that lends the City's support for regional and state air quality improvement measures;
- b. implement solid waste management and recycling measures through the Source Reduction Recycling Element's programs;
- c. conduct a study to determine the appropriateness of adopting a truck travel ordinance. If determined appropriate, adopt such ordinance; and
- d. consider adopting incentive programs for private employers to utilize appropriate trip reduction strategies such as telecommuting and teleconferencing.

I-AQ 4

Interagency Coordination

- a. Coordinate with OCTD to implement route extensions, new routes, transit directories, and increased headways and bus frequencies.
- b. Coordinate with Southern California Edison Company to require and audit energy usage at existing and new developments.

- c. Work with regional and state agencies to develop and implement clean air policies and programs.
- d. Coordinate with Caltrans to provide park-n-ride facility information to local property owners.
- e. Coordinate with developers of senior housing projects and with senior service providers to establish shuttle or other type of transportation services for their residents and clients.

I-AQ 5

Operational Programs

- a. Continue to implement traffic synchronization programs toward traffic flow improvements.
- b. Continue to seek signal synchronization grants.
- c. Establish fee programs to fund the synchronization.
- d. Implement and enforce construction site guidelines through on-site inspection procedures.
- e. Continue to repair potholes, acquire right-of-way, and stripe bike lanes.
- f. Establish a program to convert city-owned vehicles to alternative fuels.

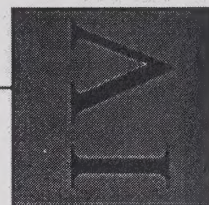
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* As funding permits

AIR QUALITY IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **AQ**



(THIS ELEMENT TO BE UPDATED SEPARATELY)

Coastal Element last updated October 1982

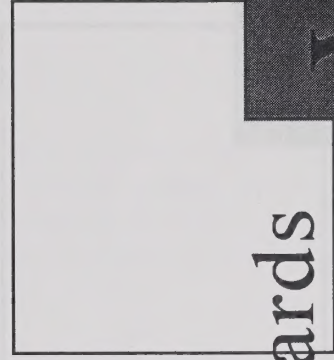
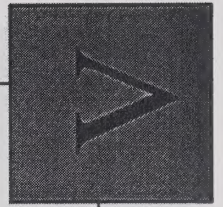
An Updated Coastal Element was approved by the City Council on November 14, 1999 and is currently pending at the California Coastal Commission level. The pending Coastal Element is on file in the Planning Department.

COASTAL ELEMENT HUNTINGTON BEACH

[THIS ELEMENT TO BE UPDATED SEPARATELY]

Coastal Element last amended October 1992.

An Updated Coastal Element was approved by the City Council on November 15, 1999 and is currently pending at the California Coastal Commission level. The pending Coastal Element is on file in the Planning Department)



Hazards
Chapter

GENERAL PLAN

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

Ordinance Code Section 01703 (a) states the following:

"The General Plan shall include a safety element for the protection of the public from natural hazards. The safety element shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards."

This Element addresses the study of hazards to which the community is exposed. The Element is a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards."

TECHNICAL SYNOPSIS

This Element of the General Plan is the first step in a comprehensive study of the hazards to which the community is exposed. The Element is a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards."

One of the primary hazards to which the community is exposed is seismicity. The Element is a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards."

A. SURFACE GEOLOGY

The City of Huntington Beach lies on a coastal plain above recently deposited sediments. The sediments are deposited on top of older, harder, and more resistant strata. The Element is a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards, and shall include a study of the hazards to which the community is exposed, including seismic, wind, flood, and other hazards."

ENVIRONMENTAL HAZARDS
ELEMENT

HUNTINGTON BEACH

STATUTORY REQUIREMENTS

Government Code Section 65302 (g) states the following:

“The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope stability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires.”

This Element addresses flooding as it pertains to geologic, seismic and soils hazards. This Environmental Hazards Element and the referenced materials together satisfy the geologic and seismic portion of the Section 65302 (g) requirement.

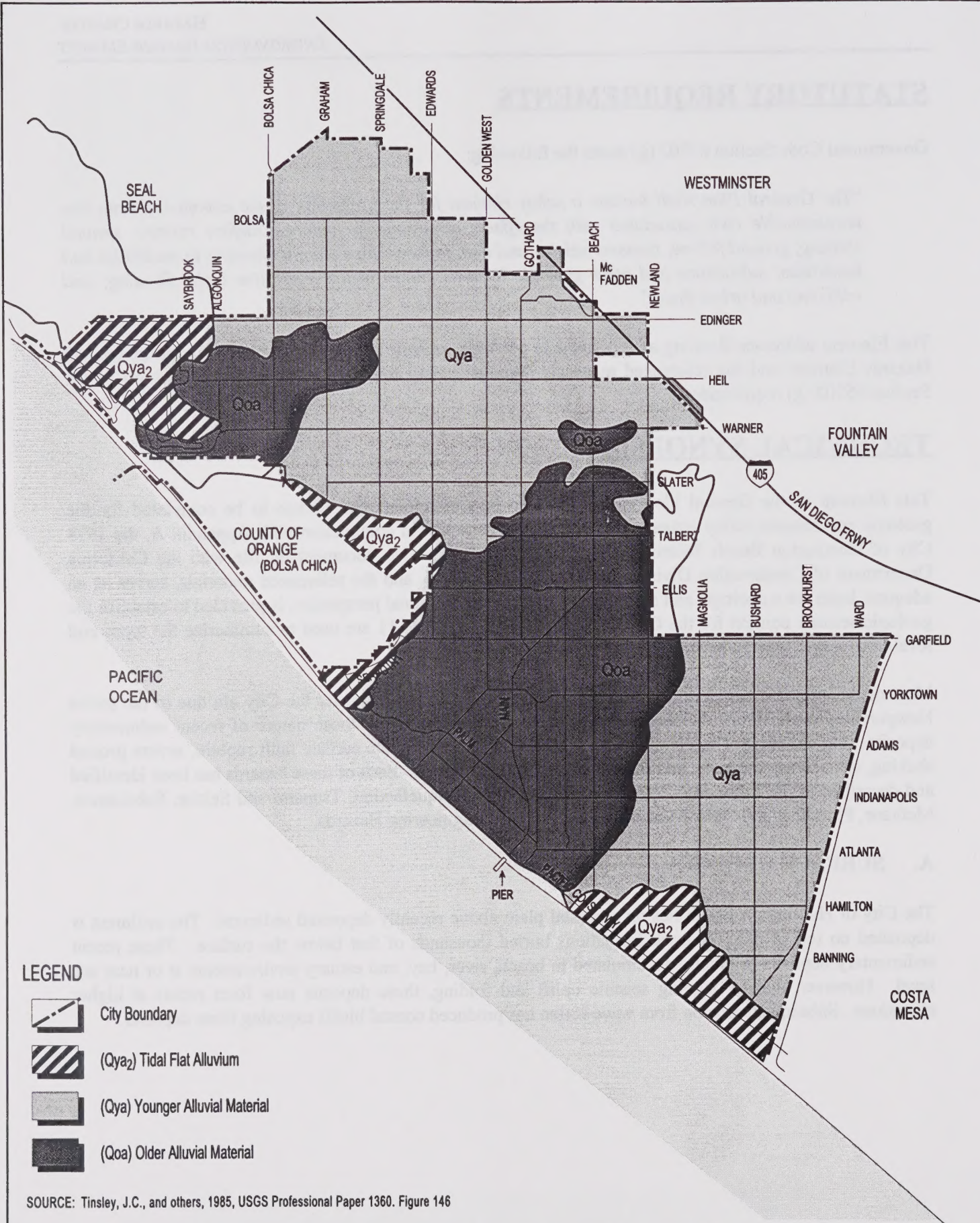
TECHNICAL SYNOPSIS

This Element of the General Plan is the first step in a comprehensive update to be completed for the geologic and seismic safety issues. This Element, when used in conjunction with Appendix A, the 1974 City of Huntington Beach Seismic Safety Element (the operative document on file with the California Department of Conservation Division of Mines and Geology), and the referenced materials, serves as an adequate basis for a geologic and seismic safety review. A regional perspective is provided to establish the geologic/seismic context for the City. Figures EH-1 through EH-11 are used to summarize the types and level of geologic/seismic hazards present in the City.

Most of the geologic and seismic hazards that have the potential to impact the City are due to the active Newport-Inglewood fault, the shallow water table, and the relatively loose nature of recent sedimentary deposits. Individually, or in combination, these factors may generate surface fault rupture, severe ground shaking, subsidence, methane, and other relatively minor hazards. Each of these hazards has been identified and described in the following sections: Surface Geology, Liquefaction, Tsunami and Seiche, Subsidence, Methane, Flooding, and Other Minor Geologic and Soil Engineering Hazards.

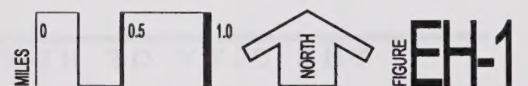
A. SURFACE GEOLOGY

The City of Huntington Beach lies on a coastal plain above recently deposited sediment. The sediment is deposited on top of older bedrock formations buried thousands of feet below the surface. These recent sedimentary deposits originally accumulated in beach, river, bay, and estuary environments at or near sea level. However, due to ongoing seismic uplift and folding, these deposits now form mesas at higher elevations. Subsequent erosion from wave action has produced coastal bluffs exposing these deposits.



SURFACE GEOLOGY

CITY OF HUNTINGTON BEACH GENERAL PLAN



The sedimentary deposits found in Huntington Beach consist of Quaternary deposits (Pleistocene¹ and Holocene²) as shown on **Figure EH-1**. The older Quaternary deposits are exposed on the mesas (Bolsa Chica and Huntington Beach) and in the perimeter bluffs; these are termed older alluvium or terrace materials of the Lakewood and San Pedro Formations.³

The mesas (topographically high areas) are surrounded and separated by younger alluvium which (from north to south) fills the gaps (topographically low areas) at Seal Beach, Bolsa Chica and the Santa Ana River. Younger alluvium is divided into river floodplain deposits (washed in from the northeast as sand, gravel and silt), and tidal flat/lagoonal type deposits lie in the gaps (finer-grained silts and clays). Peat and organic soils are found within the younger alluvium up to about 25 feet (average 5-10 feet thick).⁴ These fine-grained deposits are expansive,⁵ compressible, and generally have fair to poor geotechnical engineering properties. Floodplain sands and silts are largely unconsolidated and contain the peat layers. On the whole, these deposits are subject to liquefaction (fine sand and peat), settlement, expansion, and have good to fair engineering properties, except for peat which have poor to very poor engineering properties.⁶

The oldest terrace deposits consist of sand with interbeds of silty clay and clay, overlain by interlayered sand-gravel and silt-clay beds. All older alluvium is unconsolidated to semi-consolidated, contains "aquifers" in the thicker sand units, has low-moderate expansive soil qualities, has a moderate to high erosion potential,⁷ and is susceptible to landslide/slope instability/erosion (**Figure EH-2**) at the edge of the bluffs and in canyons.

1. Near Surface Water Depth

The City is underlain by shallow near surface water⁸ which is of interest with regard to liquefaction potential (within depths of 0-50 feet) and as a hazard for construction (within depths of 0-30 feet) (**Figure EH-3**). This water is found in the alluvial valley and mesa areas as perched water and in shallow aquifers. In the gap areas between the mesas, the City appears to be entirely underlain by water at less than 50 feet deep. These alluvial floodplain (gap) areas have the greatest concentration of shallow water with depths less than 30 feet and most often less than 5 feet deep. The mesa areas (because of their higher elevations) have water depths of 10 feet to greater than 30 feet within the older alluvium. In the northeastern and eastern City areas water depths are 5-30 feet beneath the floodplain deposits. Narrow strips along the immediate coastline have water depths of less than 10 feet.

1 11,000-1,700,000 years before present.

2 0-11,000 years before present.

3 City of Huntington Beach Seismic Safety Element, 1974.

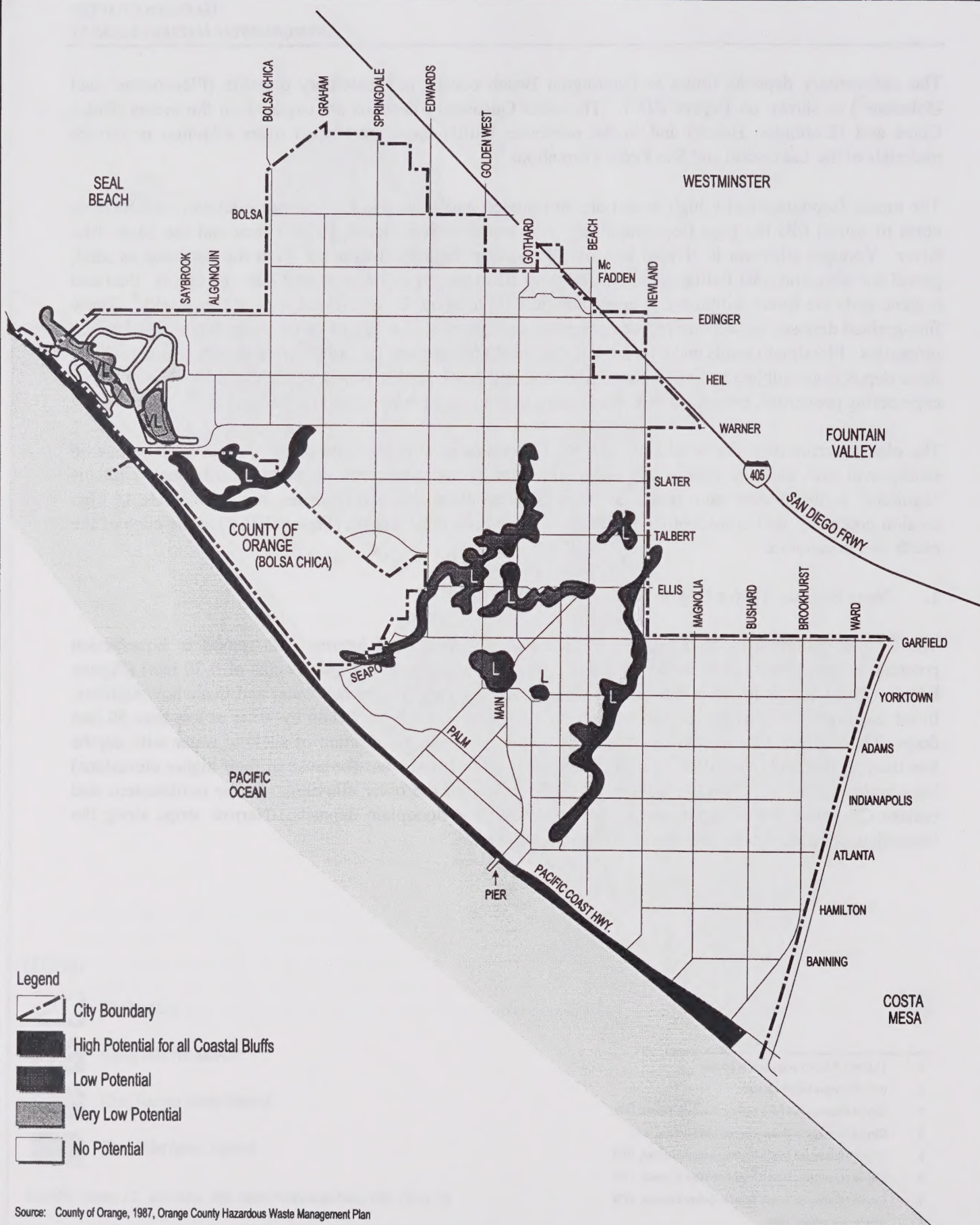
4 City of Huntington Beach Geotechnical Inputs, 1974.

5 City of Huntington Beach Seismic Safety Element, 1974.

6 City of Huntington Beach Seismic Safety Element, 1974.

7 City of Huntington Beach Seismic Safety Element, 1974.

8 Sprotte and others, 1980.



POTENTIALLY UNSTABLE SLOPE AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

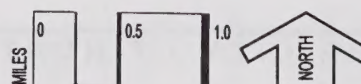
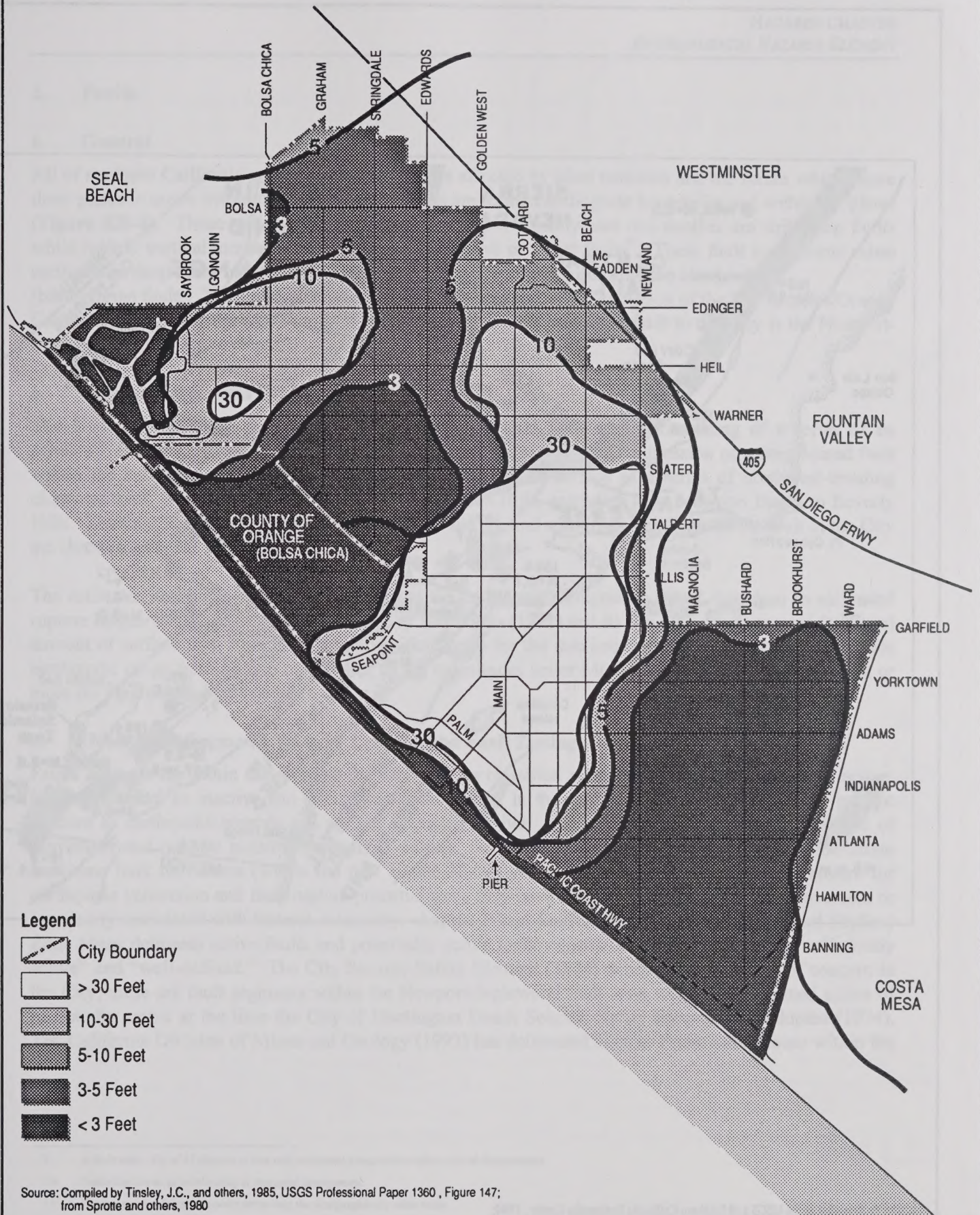


FIGURE EH-2



NEAR SURFACE WATER

CITY OF HUNTINGTON BEACH GENERAL PLAN

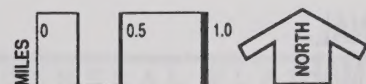
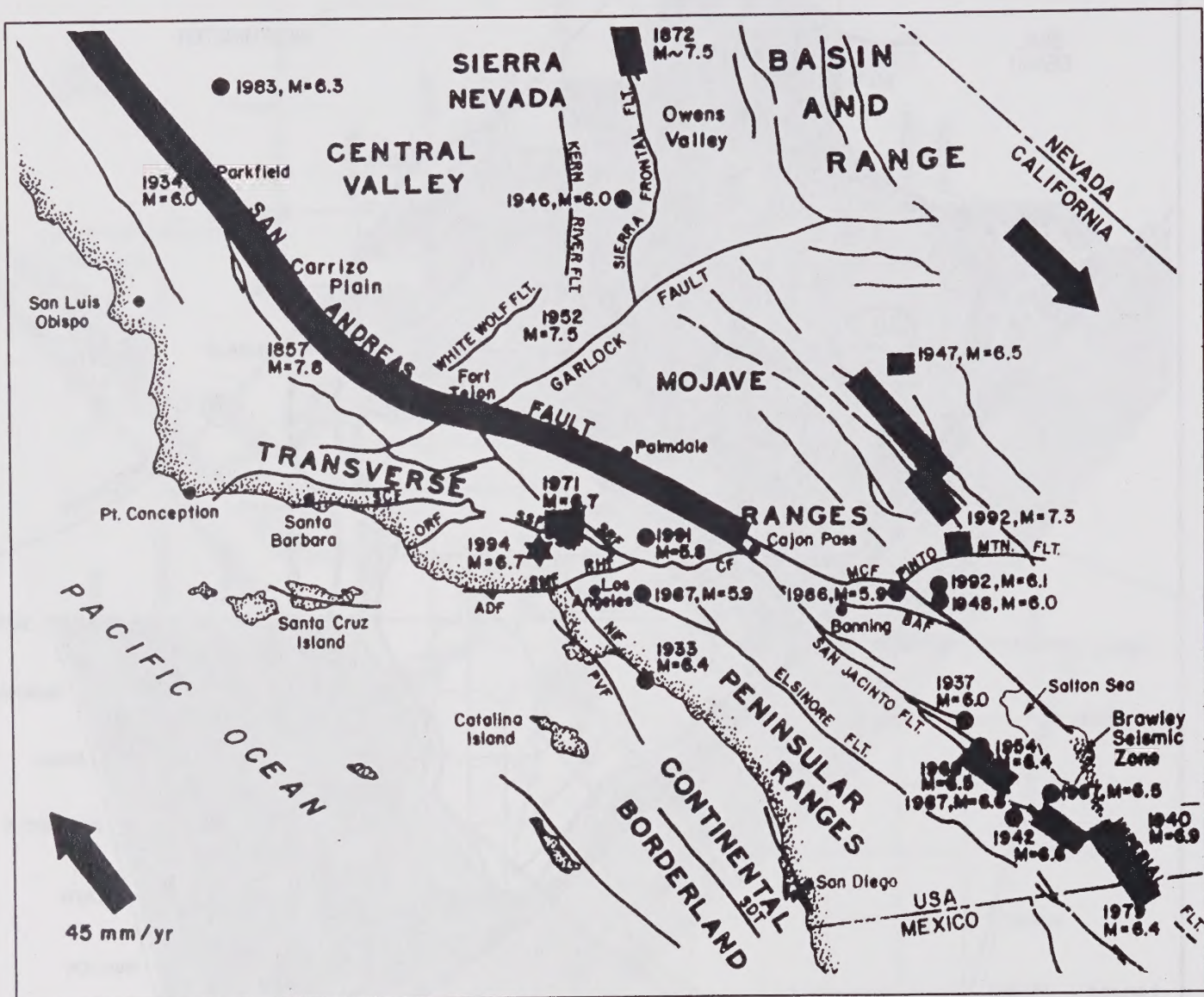


FIGURE EH-3



SOURCE: Scientists of the USGS and Southern California Earthquake Center, 1994;
Science, October 21, 1994 Figure 1

REGIONAL FAULT MAP

City of Huntington Beach General Plan

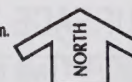
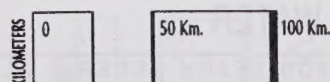


FIGURE **EH-4**

2. Faults

a. General

All of southern California geology and seismicity is affected by plate tectonics and the forces which cause these plates to move within the earth's crust. Faults are formed at the plate boundaries and within the plates (**Figure EH-4**). Those which cause the plates to slip horizontally past one another are strike slip faults while mainly vertical movement is along normal, reverse or thrust faults⁹. These fault movements cause earthquakes deep in the crust and may cause surface fault rupture or deformation along buried (blind) thrust faults. This seismotectonic setting has been a part of the evolution of the Los Angeles/Orange County landscape for the past 5 million years or so. The most important fault to the City is the Newport-Inglewood.

b. Newport-Inglewood Fault Zone

The Newport-Inglewood fault zone is an active right-lateral fault system consisting of a series of en echelon¹⁰ fault segments and anticlinal folds¹¹ that are believed to be the expression of a deep-seated fault within the basement rock.¹² The fault zone is visible on the surface as a series of northwest-trending elongated hills, including Signal Hill and the Dominguez Hills, extending from Newport Beach to Beverly Hills. The total fault length is about 44 miles. The surface and subsurface segments of the fault in the City are shown on **Figure EH-5**.

The estimated maximum earthquake assigned to the fault zone is magnitude (M) 7, based on its estimated rupture length versus magnitude relationship by Slemmons (1982) and its slip rate. The expected (average) amount of surface fault rupture on any given fault trace for the maximum probable or maximum credible earthquake range from zero to one foot or so for magnitudes under M6.0, and from one foot to ten feet or more for magnitudes between M6.0-7.5.

c. Other Fault Segments, Activity Criteria, and Fault Zoning

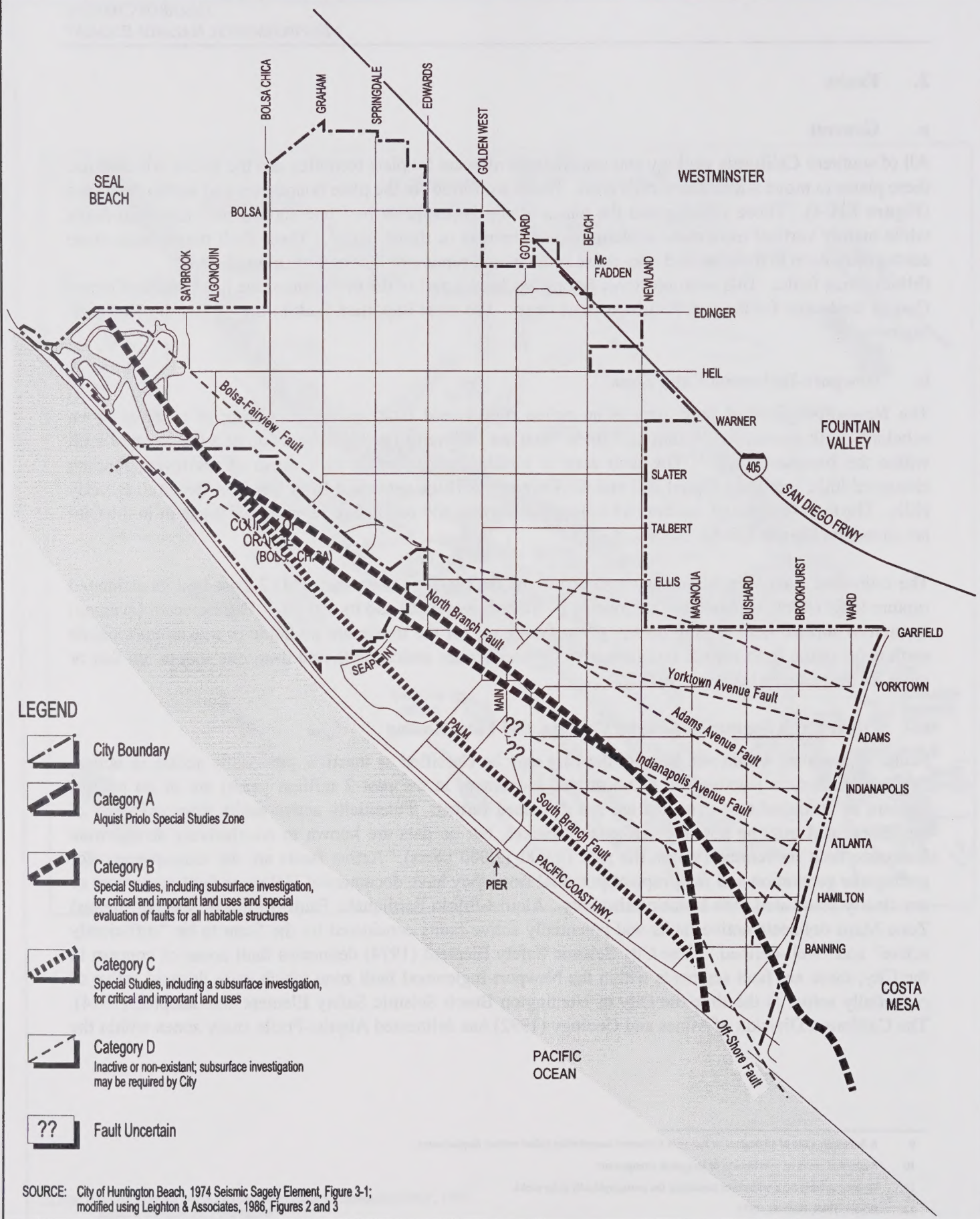
Faults adjacent to, within and beneath the City may be classified as inactive, potentially active, or active. Faults classified as inactive (no demonstrated movement in the past 2 million years) are of no present concern as earthquake sources and are not discussed further. Potentially active faults show evidence of movement and may be possible earthquake sources, but no data are known to conclusively demonstrate Holocene fault movement (within the past 10,000-12,000 years). Active faults are the most concern for earthquake generation and fault rupture potential since they have documented Holocene fault movement or are clearly associated with historic seismicity. Alquist-Priolo Earthquake Fault (formerly Special Studies) Zone Maps delineate active faults and potentially active faults considered by the State to be "sufficiently active" and "well-defined." The City Seismic Safety Element (1974) delineates fault zones of concern in the City; these are fault segments within the Newport-Inglewood fault zone which were deemed active or potentially active at the time the City of Huntington Beach Seismic Safety Element was adopted (1974). The California Division of Mines and Geology (1992) has delineated Alquist-Priolo study zones within the

9 A fault with a dip of 45 degrees or less with horizontal compression rather vertical displacement.

10 Faults that are in an overlapping or staggered arrangement.

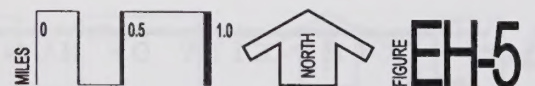
11 Convex upward folds with cores containing the stratigraphically older rocks.

12 Bryant, 1988; Barrows, 1974.



NEWPORT - INGLEWOOD FAULT ZONE

CITY OF HUNTINGTON BEACH GENERAL PLAN



City along the Newport-Inglewood fault zone. These zones generally coincide with a portion of the fault zones of concern in the 1974 Seismic Safety Element, specifically the southern segment of the North Branch fault. Upon review of the State Division of Mines and Geology's original determination by Leighton & Associates (1986), faults were suggested to be four categories (**Figure EH-5**).

Extensive fault activity investigation work for the Bolsa Chica Project¹³ in large part confirmed the opinion of 1986 Leighton & Associates. In addition, the section of the northern segment of the North Branch fault within Bolsa Chica (as shown on the City of Huntington Beach's 1974 Seismic Safety Element fault map) is also considered active, and therefore equivalent to the "A" faults of Leighton & Associates. This investigation also concluded that the South Branch is classed neither active nor potentially active on the Bolsa Chica site, and the Bolsa-Fairview fault segment is pre-Holocene, but considered potentially active lacking specific field data to the contrary. No opinion was made regarding other faults shown on the City's 1974 Seismic Safety Element map.

d. Buried (Blind) Thrusts

The aforementioned strike-slip fault types have surface expressions (fault traces) which allow zoning in order to reduce the potential effects of fault rupture on structures. The blind or buried thrusts have been the focus of more study since the 1987 Whittier Narrows magnitude (M) 5.9 earthquake and the 1994 M = 6.7 Northridge earthquake. These faults typically do not offset surface deposits, however do generate co-seismic uplift and movement on fault traces at substantial depth.

Table EH-1 lists the following: 1) active or potentially active faults which may affect the City, including segments of the Newport-Inglewood fault zone in the City which are deemed capable of producing fault rupture due to co-seismic or primary seismic activity; and 2) the blind thrusts which are discussed below as earthquake sources.

e. Earthquake Ground Shaking

Both the strike-slip faults and blind thrusts identified in Table EH-1 have been identified in the region as either having generated or being capable of generating significant earthquakes. The near-City region has experienced several significant earthquakes in historic times which are catalogued by many authors (**Figure EH-6**). Large earthquakes in 1769 (name not identified), 1812 (possibly Newport-Inglewood), 1855 (Newport-Inglewood or concealed fault of unknown name), and 1920, 1933, and 1941 (Newport-Inglewood) have been associated with faults located in or near the City. The magnitude 6.3 1933 Long Beach earthquake actually occurred near Huntington Beach/Newport Beach on the Newport-Inglewood fault zone about 3.5 miles into the offshore area.

Frequency of Occurrence and Magnitude

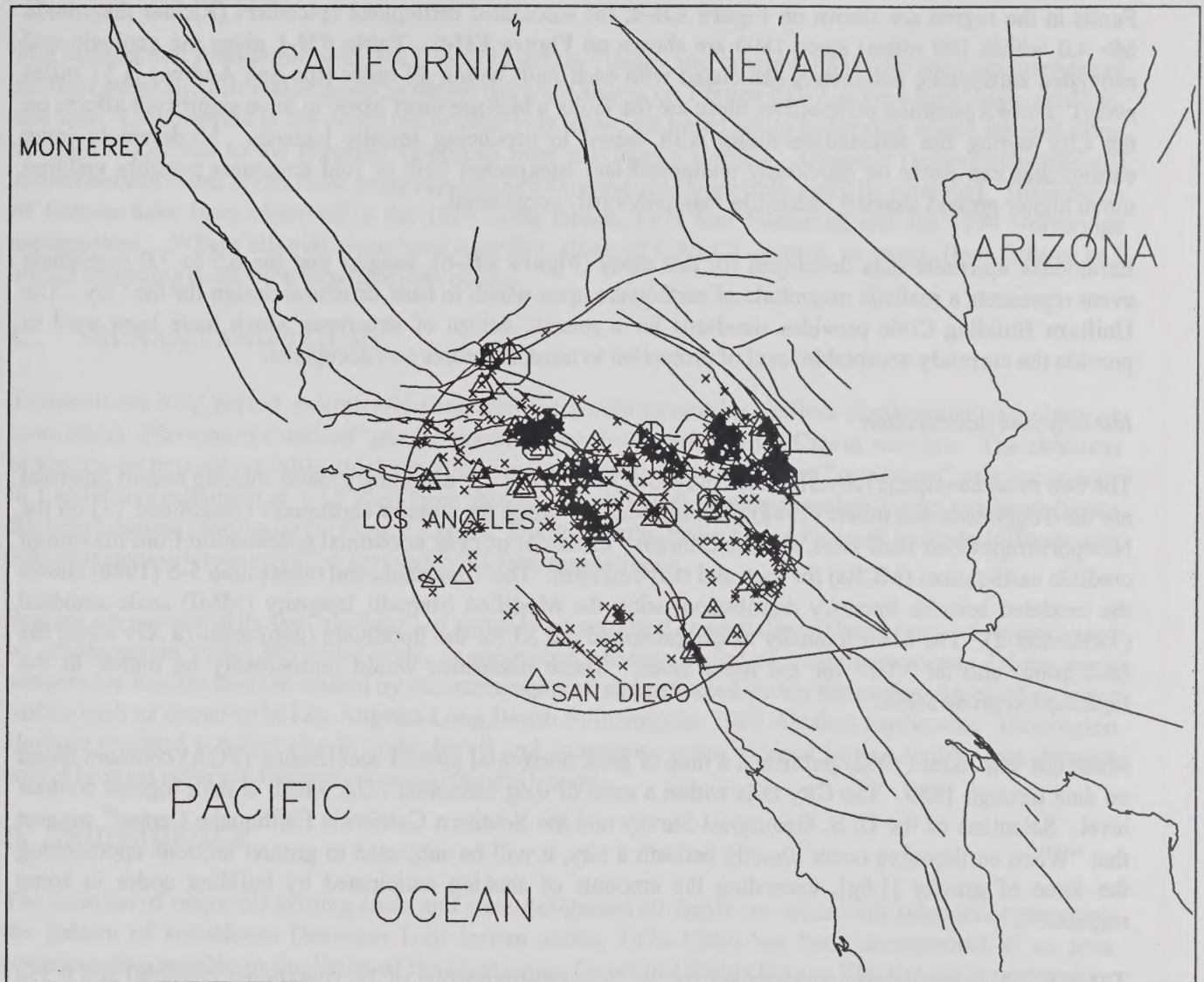
Based on discussion by Dolan et al. (1994), some rough estimates of earthquake recurrence intervals are: 1) for a magnitude M7.6 over an entire zone of the Elysian, Compton-Los Alamitos, and Palos Verdes faults was 3,300 years, and 2) for the Newport-Inglewood fault zone 200-2,000 years for a M7+ event based on a wide range of possible slip rates. The Bolsa Chica EIS/EIR (1992) determined that the slip rate of 0.5 mm/yr was appropriate; this yields a recurrence interval at the high end of the 200-2,000 year range for the M7+ event.

¹³ County of Orange, 1993.

TABLE EH-1

**Active/Potentially Active Faults Which May Affect
the City of Huntington Beach**

FAULT NAME (distance to City center in miles)	CITY IMPACTED BY OFFSET	ORIENTATION (COMPASS)	MAX. EARTHQUAKE		COMMENTS (acceleration in “g”, e.g.)
			Propable	Credible	
FAULTS WITH MAPPED SURFACE TRACES					
Elsinore [28]	No	NW-SE	6.75	7.5	0.11-0.18g
Newport-Inglewood [<2]	Yes	NW-SE	5.75	7.0	0.55-1.0g
Palos Verdes-Coronado Bank [10]	No	NW-SE	6.75	7.5	0.34-0.53g
Raymond [30]	No	E-W	4.0	7.5	0.02-0.21g
San Andreas [51]	No	NW-SE	8.0	8.3	0.11-0.14g [long period motions impt.]
Sierra Madre-San Fernando [32]	No	E-W	6.0	7.5	0.07-0.20g
Whittier-North Elsinore [19]	No	NW-SE	6.0	7.5	0.11-0.30g
LIND OR BURIED THRUST FAULTS					
Elysian Park [25]	No	E-W, WNW-ESE	5.75	7+	Whittier 5.9
Compton-Los Alamitos [<10]	No	NW-SE	5-6 ?	7+	Little known; possible association w/NIFZ
Torrance- Wilmington [<10]	No	NW-SE	5-6 ?	7+	Little known; apparent association w/PVFZ



EXPLANATION



M = 8.0 +



M = 7.0-7.9



M = 6.0-6.9



M = 5.0-5.9



M = 4.0-4.9

SITE LOCATION (+):

Latitude - 33.6875 N

Longitude - 118.0000 W

SOURCE: Envicom, 1994, using EQSEARCH by Blake, 1994 update

REGIONAL EARTHQUAKES WITHIN 100 MILES OF CITY

City of Huntington Beach General Plan

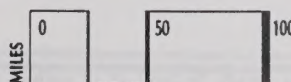


FIGURE EH-6

Faults in the region are shown on **Figure EH-4**; the associated earthquake epicenters (Richter magnitude $M > 4.0$ within 100 miles) since 1800 are shown on **Figure EH-6**. **Table EH-1** gives the geologic and estimated earthquake parameters associated with each fault within 50 miles (the San Andreas is 51 miles away). From a planning perspective, these are the faults which are most likely to have significant affects on the City during the foreseeable future with regard to producing seismic hazards. Moderate to large earthquakes can occur on previously unmapped and unexpected fault or fold structures possibly yielding much higher ground shaking intensities than previously considered.¹⁴

Earthquake epicenter data developed for this study (**Figure EH-6**), suggest that the 6.5 to 7.0 magnitude event represents a realistic magnitude of earthquake upon which to base structural design for the City. The Uniform Building Code provides standards for a seismic design of structures which have been used to provide the currently acceptable level of protection to most structures and occupants.

Intensity and Acceleration

The two most consistent (covering the entire City) data bases for assessing ground shaking hazard potential are the Topozada and others (1988) planning scenario study for a major earthquake (magnitude 7+) on the Newport-Inglewood fault zone, and the Caltrans¹⁵ estimates of peak horizontal acceleration from maximum credible earthquakes (MCEs) for rock and stiff-soil sites. The Topozada and others map 5-S (1988) shows the modeled seismic intensity distribution using the Modified Mercalli Intensity (MMI) scale standard (**Table EH-2**). The MMI intensity values presented are XI for the floodplain (gap) areas (a XI+ along the fault zone) and an VIII+ for the mesa areas. These intensities would undoubtedly be higher in the liquefaction prone areas.

Mualchin and Jones (1992) published a map of peak horizontal ground acceleration (PGA) contours based on data through 1989. The City falls within a zone of 0.6g estimated PGA which is their highest contour level. Scientists of the U. S. Geological Survey and the Southern California Earthquake Center¹⁶ suggest that "When earthquakes occur directly beneath a city, it will be subjected to ground motions approaching the force of gravity [1.0g], exceeding the amounts of shaking anticipated by building codes in some respects."

Table EH-1 shows deterministic values for the Newport-Inglewood of 1g. (maximum credible) and 0.55g (maximum probable) using mean plus one sigma values¹⁷ which better fit the Landers earthquake data for short distances from the fault.¹⁸ This suggests a range of 0.27g-0.55g for normal design considerations.

¹⁴ L. A. Times, October 21, 1994; Science, October 21, 1994.

¹⁵ Mualchin and Jones, 1992, but updated only through 1989.

¹⁶ Science, October 21, 1994.

¹⁷ Campbell, 1993 in Blake, 1993 update.

¹⁸ Campbell, 1994.

B. LIQUEFACTION

The liquefaction susceptibility for the City is based on Tinsley and others (1985) who used occurrences of shallow water and alluvial deposits to define the areas shown on **Figure EH-7** as very high, high, medium, and low. Liquefaction is the condition in relatively loose, saturated sandy sediments where internal shear strength is lost due to the repeated vibrations from earthquake shaking. Dynamic (seismically-induced) settlement can occur under these same conditions where sediments are only partially saturated. These types of failures have been observed in the 1933 Long Beach, 1971 San Fernando, and the 1994 Northridge earthquakes. Where alluvial areas have a surface slope of 0.5 to 5 percent, or more, flow failures and lateral spreading (a shallow landslide) can occur.

C. TSUNAMI AND SEICHE

Tsunamis are long period, seismically generated sea waves caused by seafloor displacements (faulting or landslides). Previous evaluations¹⁹ put the tsunami hazards potential for the City at very low. The elevation of the run-up beyond the initial tidal elevation can be generally estimated from "maximum" past occurrence in California (estimated at 4-19 feet) from distant (South Pacific-South America-Alaska) or local (Santa Barbara Channel) earthquakes (**Figure EH-8**). Studies for the Bolsa Chica Project²⁰ indicate 100-year and 500-year runup elevations of 5-6 feet and 7-9.5 feet, respectively.

Seiches are generated by the "sloshing" of water in an enclosed or partially enclosed body of water caused by displacement within the water body, or more likely longer period earthquake motions. Of the most concern are seiches that are caused by tsunamis captured and reflected within the enclosed area of an inner harbor such as occurred in Los Angeles-Long Beach following the 1964 Alaskan earthquake. Huntington Harbour reported a 4-foot rise in water levels and damage to some moored boats. Seiche area damage would be most severe in the same areas as tsunami hazards.

D. SUBSIDENCE

The location of major oil drilling areas and state-designated oil fields are areas with subsidence potential; the pattern of subsidence (between 1-10 inches during 1976-1986) has been documented in an area corresponding roughly to the limits of the Huntington Beach Oil Field (**Figure EH-9**) with the maximum (about 5 feet) located roughly at the corner of Golden West Street and Pacific Coast Highway.²¹ Re-pressurization by injection (water flooding) has been used to stabilize this vertical movement.²² The rate of subsidence (about 0.6-1 inch/year) should diminish for fields with water flooding or re-pressurization programs; otherwise this rate could be continuing today.

19 Geotechnical Inputs, 1974.

20 USACOE/City of Huntington Beach, 1992.

21 Morton and others, 1976.

22 ANGUS Petroleum, 1986; Division of Oil, Gas, & Geothermal Resources, 1992.

Masonry A, B, C, D: To avoid ambiguity of language, the quality of masonry, brick or otherwise is specified by the following lettering.

Masonry A: Good workmanship, mortar and design; reinforced, especially laterally, and bound together by using steel, concrete, etc.; designed to resist lateral forces.

Masonry B: Good workmanship and mortar; reinforced, but not designed in detail to resist lateral forces.

Masonry C: Ordinary workmanship and mortar; no extreme weaknesses like failing to tie in at corners, but neither reinforced nor designed against horizontal forces.

Masonry D: Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

I. Not felt. Marginal and long-period effects of large earthquakes
II. Felt by persons at rest, on upper floors, or favorably placed.
III. Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV. Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the Upper Range of IV wooden walls and frame creak.
V. Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
VI. Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and Masonry D cracked. Small bells ring (church, school). Trees, bushes shaken visibly, or heard to rustle.
VII. Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices also unbraced parapets and architectural ornaments. Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.
VIII. Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
IX. General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluviated areas sand and mud ejected, earthquake fountains, sand craters.
X. Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
XI. Rails bent greatly. Underground pipelines completely out of service.
XII. Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air.

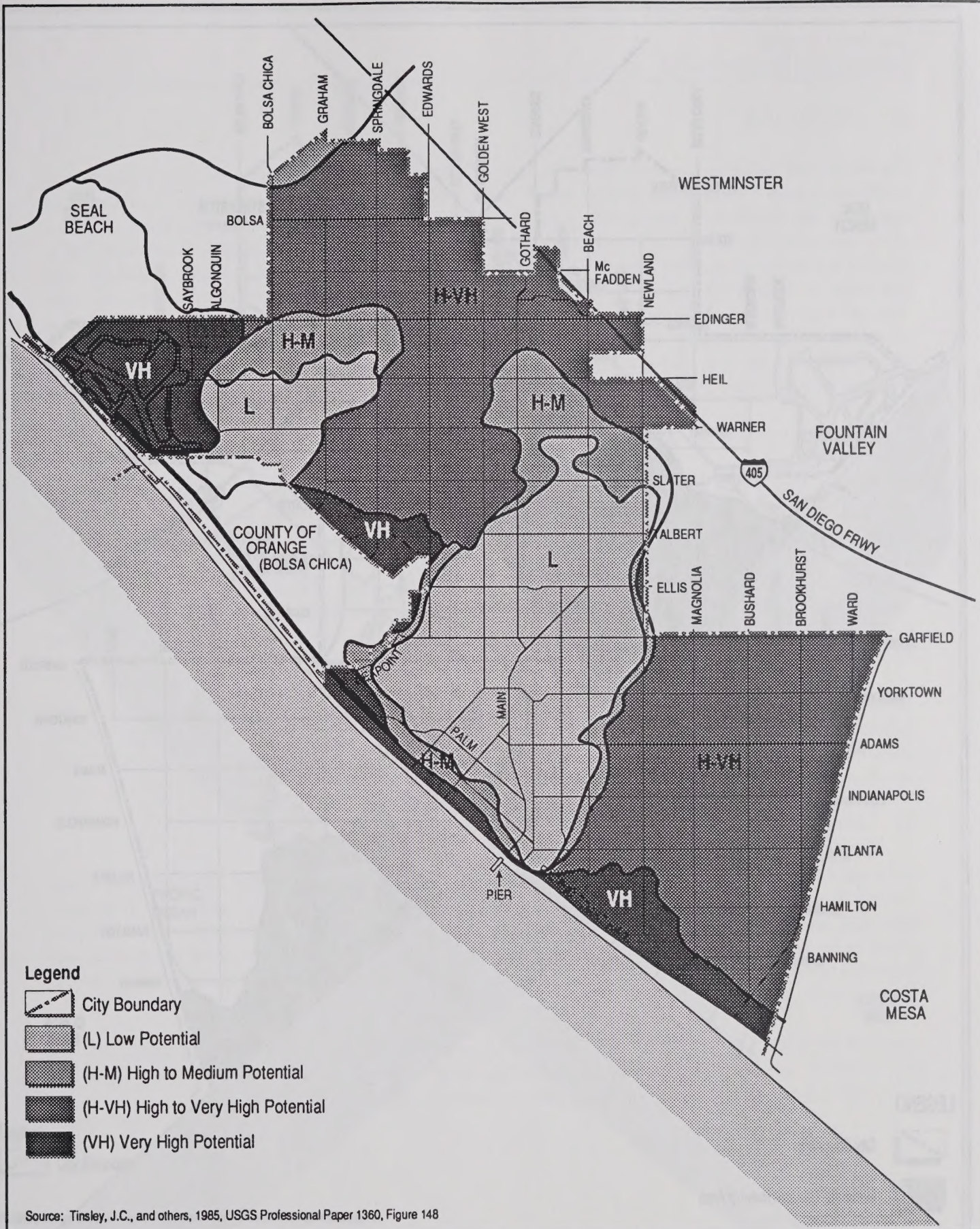
1. Original 1931 version in Wood, H. O., and Neumann, F., 1931. Modified Mercalli intensity scale of 1931: Seismological Society of America bulletin, v. 53, no. 5, p. 979-987.
2. 1956 version prepared by Charles F. Richter, in Elementary Seismology, 1958. p. 137-138. W. H. Freeman & Co.

SOURCE: Buena Engineers, Inc. Preliminary Geotechnical Engineering Report (May 1989)

MODIFIED MERCALLI INTENSITY SCALE OF 1931¹, (1956 version)²

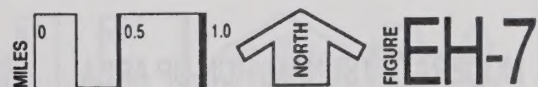
CITY OF HUNTINGTON BEACH GENERAL PLAN

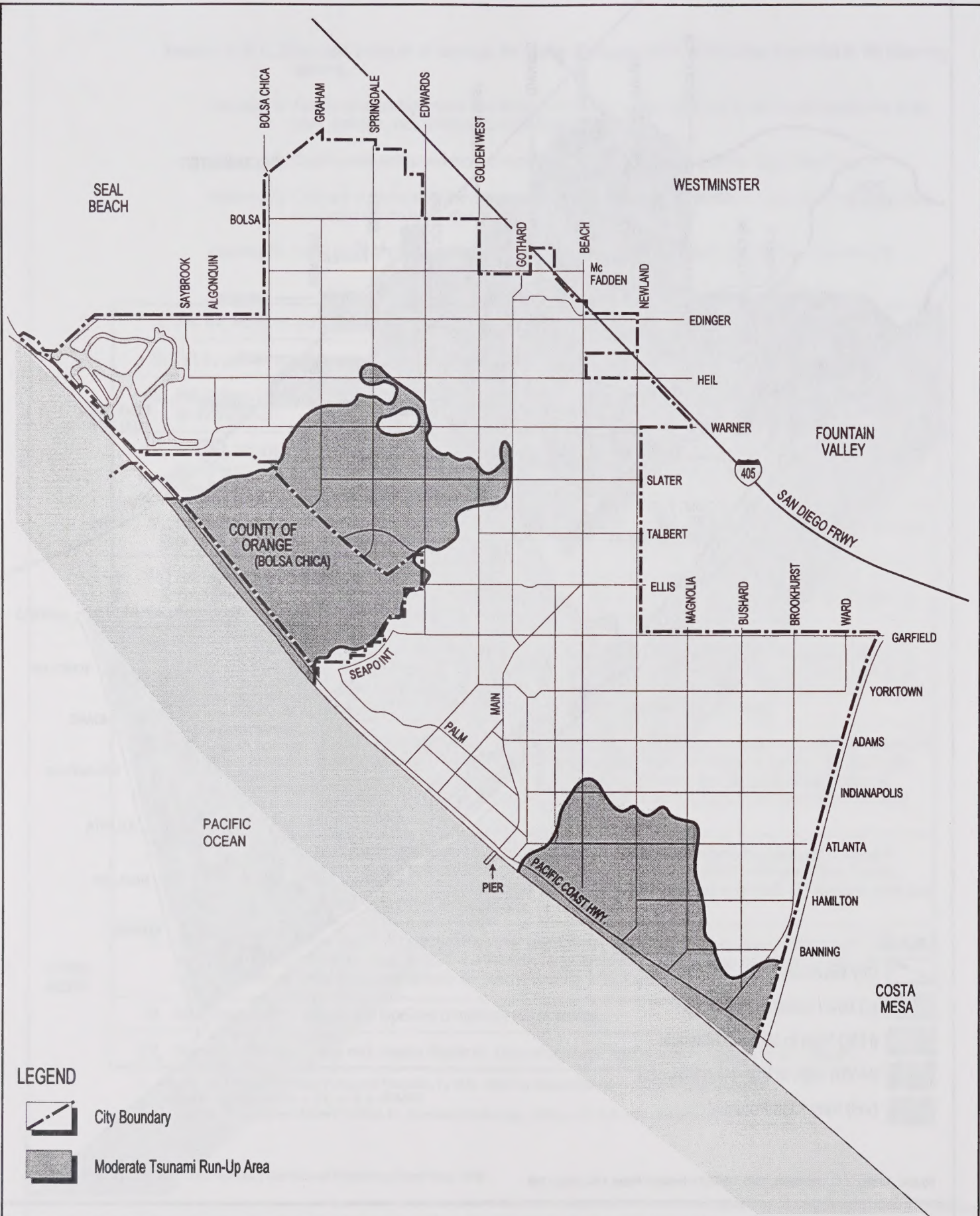
TABLE EH-2



LIQUEFACTION POTENTIAL

CITY OF HUNTINGTON BEACH GENERAL PLAN





LEGEND



City Boundary



Moderate Tsunami Run-Up Area

MODERATE TSUNAMI RUN-UP AREA

CITY OF HUNTINGTON BEACH GENERAL PLAN

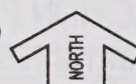
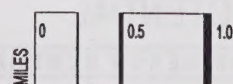
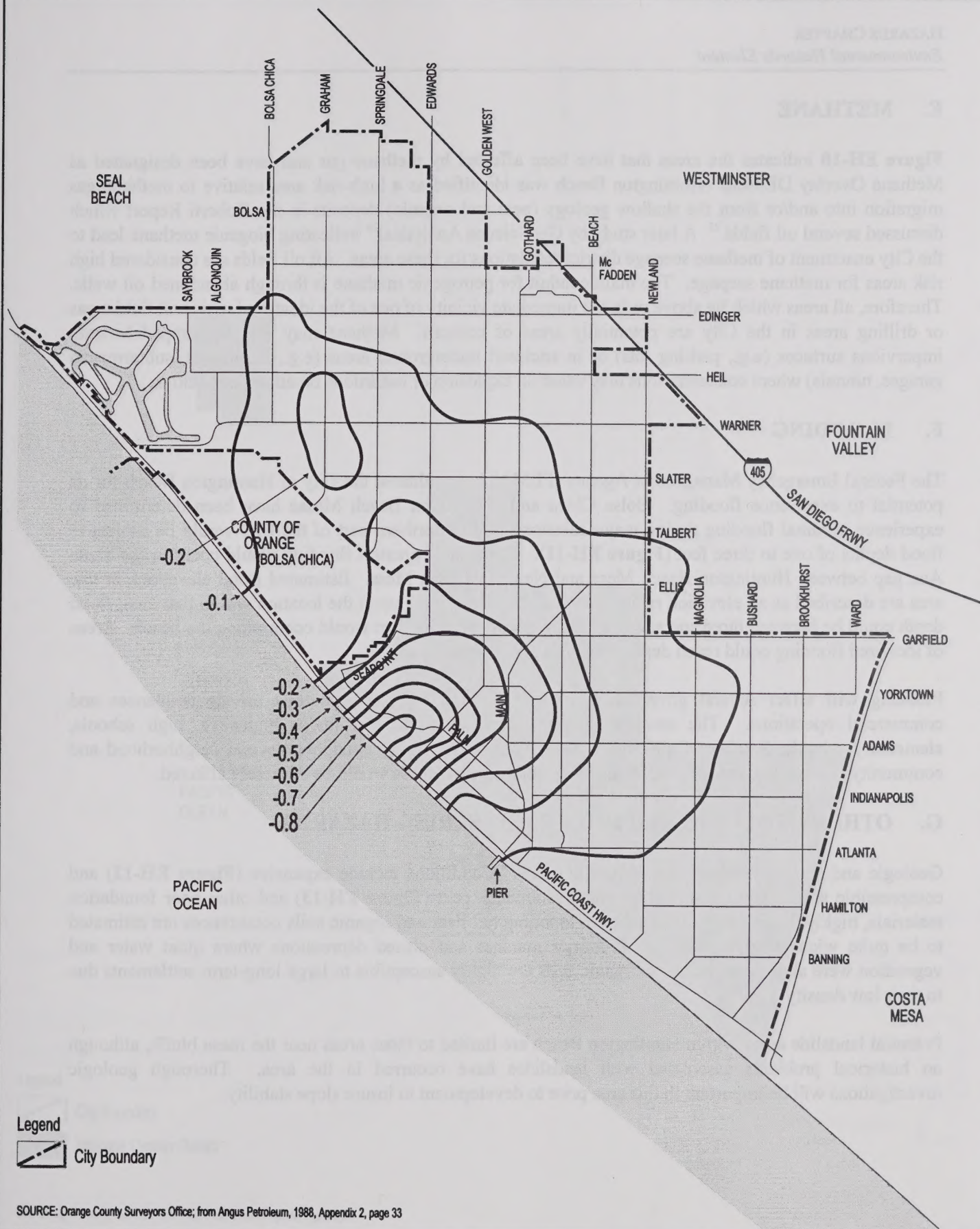


FIGURE **EH-8**



SUBSIDENCE AREAS FROM 1976 - 1986

CITY OF HUNTINGTON BEACH GENERAL PLAN

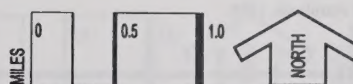


FIGURE EH-9

E. METHANE

Figure EH-10 indicates the areas that have been affected by methane gas and have been designated as Methane Overlay Districts. Huntington Beach was identified as a high-risk area relative to methane gas migration into and/or from the shallow geology (peat and organic) deposits in the Roberti Report which discussed several oil fields.²³ A later study by GeoScience Analytical²⁴ indicating biogenic methane lead to the City enactment of methane seepage district regulations for these areas. All oil fields are considered high risk areas for methane seepage. The main conduit for petrogenic methane is through abandoned oil wells. Therefore, all areas which lie above or in the immediate vicinity of one of the identified major oil field areas or drilling areas in the City are potentially areas of concern. Methane may also be trapped beneath impervious surfaces (e.g., parking lots) or in enclosed underground areas (e.g., basements, subterranean garages, tunnels) where concentrations may cause an explosion or hazardous breathing conditions.

F. FLOODING

The Federal Emergency Management Agency (FEMA) has evaluated the City of Huntington Beach for its potential to experience flooding. Bolsa Chica and Huntington Beach Mesas have been determined to experience minimal flooding during major rainstorms. The northern part of the City would be subject to flood depths of one to three feet (**Figure EH-11**). The area of greatest flooding would occur in the Santa Ana gap between Huntington Beach Mesa and Newport Beach Mesa. Estimated flood elevations in this area are described as an elevation rather than a depth. Depending upon the location within that area, flood depth could be between three and six feet. Flood depths of seven feet would occur along the beach. Areas of localized flooding could reach depths exceeding nine feet.

Flooding will affect several government and public facilities and numerous private residences and commercial operations. The sewage treatment plant, fire stations, major highways, high schools, elementary schools, Southern California Edison Plant, major utility corridors, several neighborhood and community commercial centers, and thousands of private residences would be adversely affected.

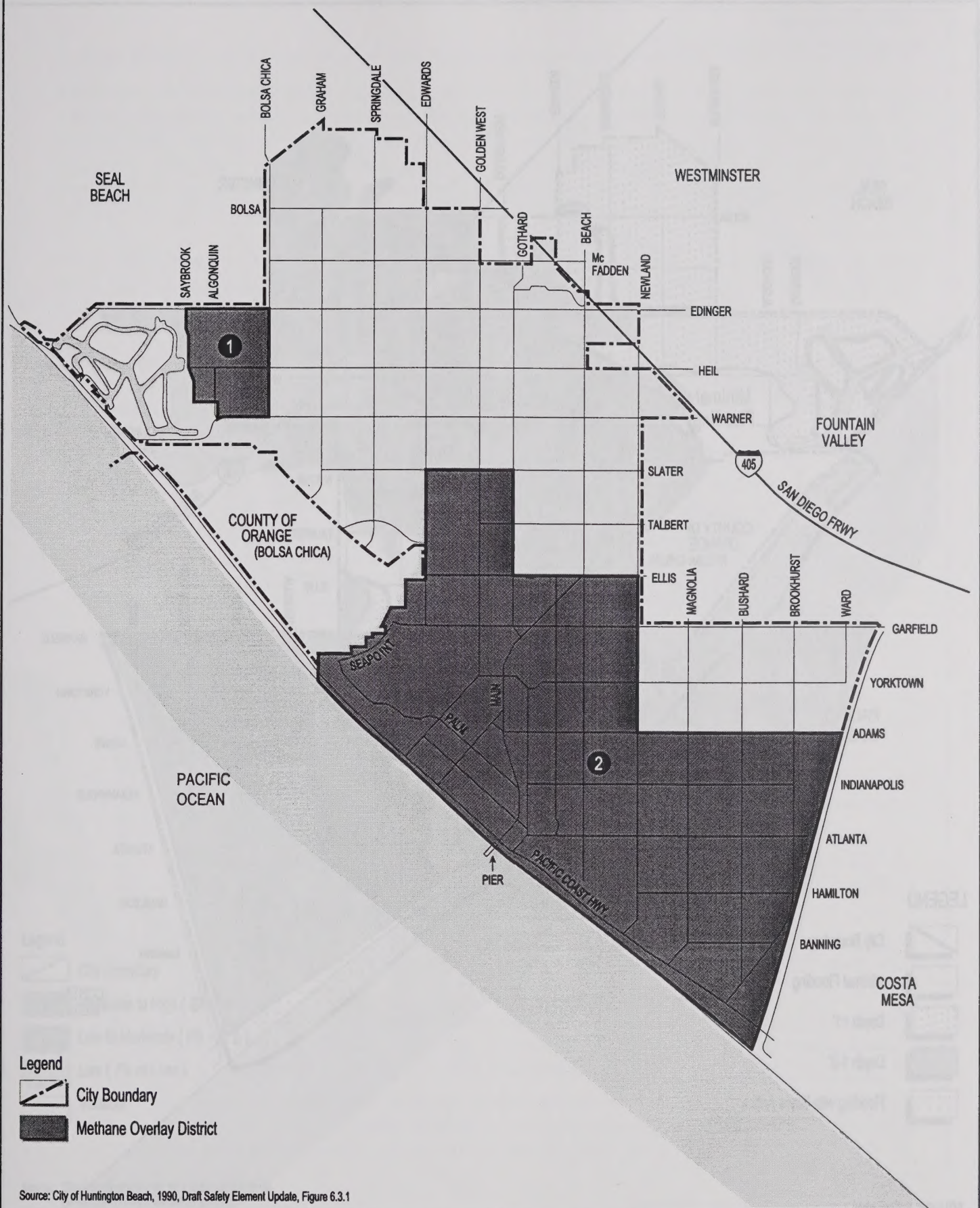
G. OTHER GEOLOGIC AND SOILS ENGINEERING HAZARDS

Geologic and soils conditions vary across the City. Conditions include expansive (**Figure EH-12**) and compressible soils, hydroconsolidation-prone sediments, peat (**Figure EH-13**) and other poor foundation materials, highly erosive deposits, and steep topography. Peat and organic soils occurrences are estimated to be quite widespread in the City in former marshes and closed depressions where quiet water and vegetation were abundant. Peat and organic soils are highly susceptible to large long-term settlements due to their low density.

Potential landslide areas within Huntington Beach are limited to those areas near the mesa bluffs, although no historical problems associated with landslides have occurred in the area. Thorough geologic investigations will be important in this area prior to development to insure slope stability.

²³ ANGUS Petroleum, 1988.

²⁴ ANGUS Petroleum, 1988.



METHANE OVERLAY DISTRICTS

CITY OF HUNTINGTON BEACH GENERAL PLAN

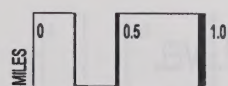
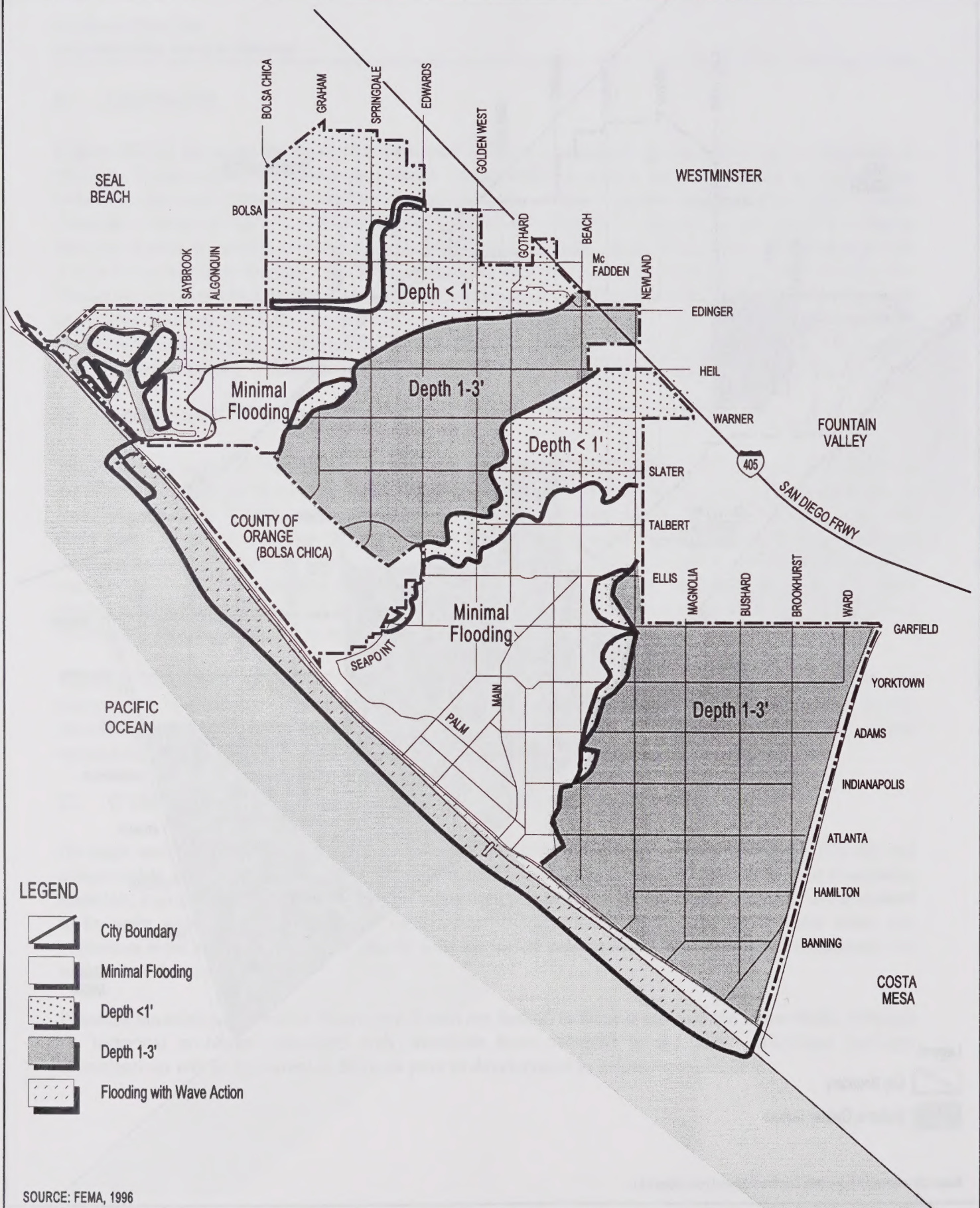


FIGURE **EH-10**

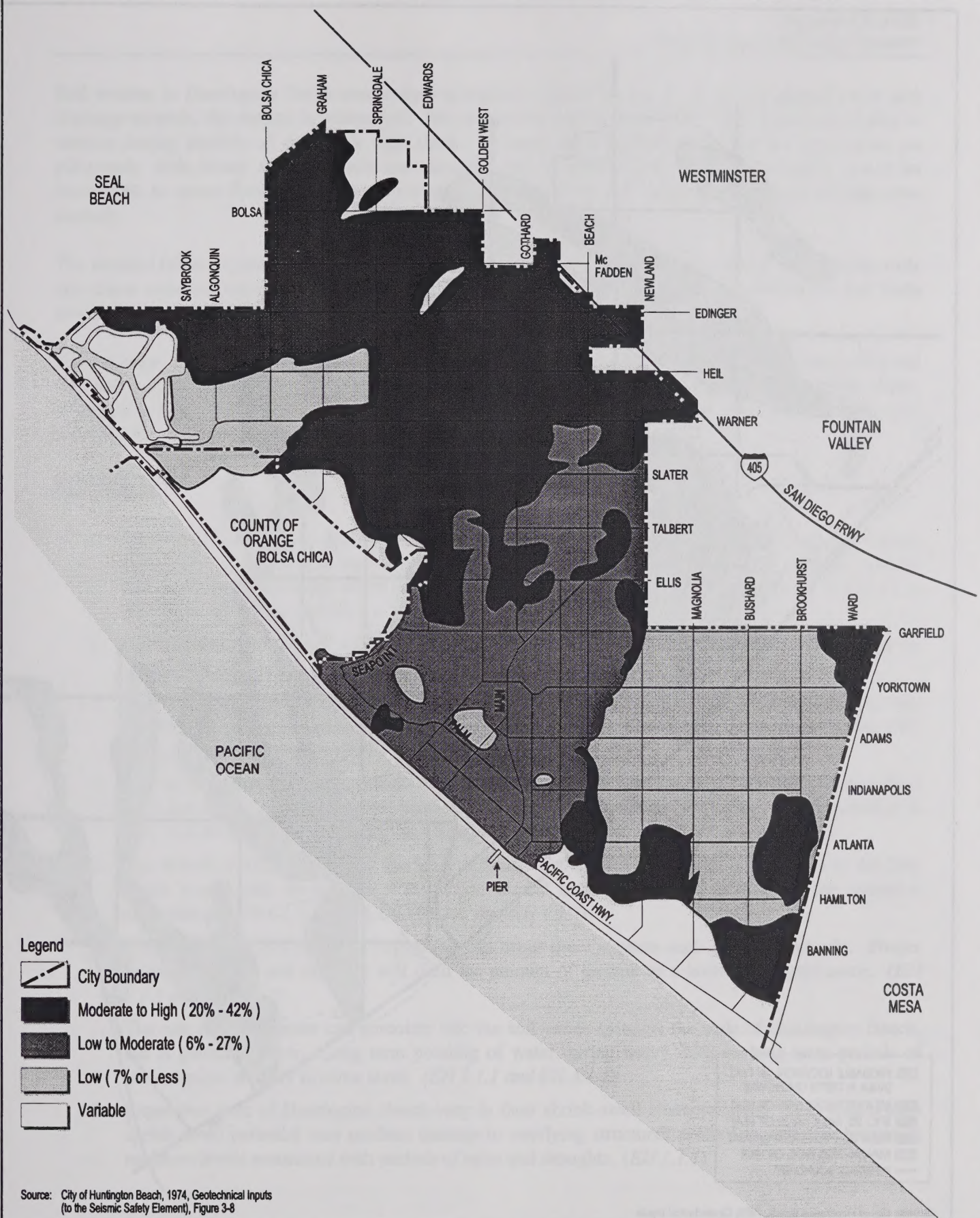


SOURCE: FEMA, 1996

100 & 500 YEAR RAIN FLOOD LEVEL

CITY OF HUNTINGTON BEACH GENERAL PLAN





EXPANSIVE SOIL DISTRIBUTION MAP

CITY OF HUNTINGTON BEACH GENERAL PLAN

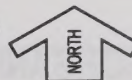
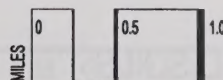


FIGURE EH-12

Soil erosion in Huntington Beach ranges from a slight to a high hazard. With proper ground cover and drainage controls, the erosion is minimized. The seaward facing bluffs of Huntington Beach are subject to erosion during periods of extremely high tides. If beach sand replenishment has not maintained an adequately wide beach and the beach has narrowed due to the net loss of sand, the bluffs would be susceptible to ocean flooding and wave erosion endangering structures and people on the overlying mesa surface.

The perched (shallow) water table is high throughout the entire City of Huntington Beach. Most of the soils also cause water to percolate very slowly downward into deeper layers so any water entering the soil tends to remain fairly near the surface, or in local ponds.

Each of these other conditions represents a potential hazard that is routinely evaluated by standard soils and foundation engineering and testing required by City of Huntington Beach grading and building codes. These hazards are to be considered on a site-specific basis as projects within the various areas of the City are initiated.

ISSUES

1. The City of Huntington Beach lies astride segments of the Newport-Inglewood fault zone which have been determined to have fault rupture potential. These segments pass beneath existing developed areas and areas which would be developed under the General Plan. (*EH 1.1.1, EH 1.1.2, EH 1.1.3, EH 1.2.1, and EH 1.2.2*)
2. Due to Huntington Beach's location to the Newport-Inglewood fault zone, strong shaking may be higher than many other areas. (*EH 1.1.1, EH 1.1.2, EH 1.1.3, EH 1.2.1 and EH 1.2.2*)
3. Due to the high water table condition and the tightness of the subsoils of Huntington Beach, liquefaction and seismically induced settlement may be experienced in many areas of the City during strong earthquakes. (*EH 1.1.1, EH 1.1.2, and EH 1.2.1*)
4. Due to the location on the coast the City is subject to potential run-up and tsunami damage from both distant and locally generated tsunamis, although past experience indicates that this potential is low. Seiche damage would likely be associated with a tsunami. (*EH 5.1.1. and EH 5.1.2*)
5. The failure of Prado Dam near the head of Santa Ana Canyon poses a flooding threat to the City which would only be realized if this flood control basin were nearly full during the causative earthquake. (*EH 4.1.1, EH 4.1.2, EH 4.2.2, and EH 4.2.4*)
6. Erosion of soils left barren of vegetation can occur due to agents such as wind and rain. Proper vegetative cover and drainage will limit the amount of erosion to a level of insignificance. (*EH 1.1.1 and EH 2.2.1*)
7. The rate at which water can percolate into the soil varies amongst the soils of Huntington Beach, but is generally slow. Long term ponding of water during heavy rains or long term periods of precipitation is likely in some areas. (*EH 1.1.1 and EH 4.1.1*)
8. Expansive soils of Huntington Beach vary in their shrink-swell characteristics. Soils with a high shrink-swell potential may produce damage to overlying structures as they experience changes in moisture levels associated with periods of rains and droughts. (*EH 1.1.1*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Environmental Hazards in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Environmental Hazards Implementation Matrix.

Geologic/Seismic Safety

Goal

EH 1

Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels of acceptable risk.²⁵

Objective

EH 1.1

Ensure that land use planning in the City accounts for seismic and geologic risk, including ground shaking, liquefaction, subsidence, soil and slope stability, and water table levels.

Policies

EH 1.1.1

Maintain a complete database of the location and distribution of seismic and geologic hazards related to ground shaking, liquefaction, subsidence, soil stability, slope stability and water table levels. (*I-EH 1, I-EH 2 and I-EH 3*)

EH 1.1.2

Support land use patterns, Zoning Ordinances,²⁶ and locational criteria that mitigate potential risks posed by development in hazard areas, or which significantly reduce risk from seismic hazards. (*I-EH 3, I-EH 4, and I-EH 5*)

EH 1.1.3

Require seismic/geologic assessment prior to construction in Alquist-Priolo Earthquake Fault Zone as shown in **Figure EH-5**. (*I-EH 3 and I-EH 4*)

²⁵ Mitigation Measure GS-2 as specified in EIR No. 94-1, Table EX-1

²⁶ Mitigation Measure GS-3 as specified in EIR No. 94-1, Table EX-1

EH 1.1.4

Evaluate the levels of risk based on the nature of the hazards and assess acceptable risk based on the human, property, and social structure damage compared to the cost of corrective measures to mitigate or prevent damage. (*I-EH 3 and I-EH 4*)²⁷

Objective

EH 1.2

Ensure that new structures are designed to minimize damage resulting from seismic hazards, ensure that existing unsafe structures are retrofitted to reduce hazards and mitigate other existing unsafe conditions.

Policies

EH 1.2.1

Require appropriate engineering and building practices for all new structures to withstand groundshaking and liquefaction such as stated in the Uniform Building Code (UBC). (*I-EH 5*)

EH 1.2.2

Establish specific priorities for improvement of existing structures based on hazard to life, type of occupancy, method of construction, physical condition, and location. (*I-EH 4 and I-EH 6*)²⁸

EH 1.2.3

Rectify improperly abandoned water wells. (*I-EH 7*)

EH 1.2.4

Support the education and dissemination of information about the potential environmental hazards that may exist in Huntington Beach. (*I-EH 2 and I-EH 8*)

Objective

EH 1.3

Enhance emergency preparedness through community education, effective emergency response and efficient post-disaster recovery.

Policies

EH 1.3.1

Ensure that all citizens have access to information regarding local environmental hazards, emergency preparedness, and emergency response. (*I-EH 1 and I-EH 8*)

²⁷ Mitigation Measure GS-4 as specified in EIR No. 94-1, Table EX-1

²⁸ Mitigation Measure GS-5 as specified in EIR No. 94-1, Table EX-1

EH 1.3.2

Maintain and regularly update emergency plans for earthquake response. (*I-EH 2, I-EH 9, and I-EH 10*)

EH 1.3.3

Provide the Emergency Operations Center with information regarding seismic/geologic hazard locations. (*I-EH 2*)

EH 1.3.4

Require that earthquake survival and efficient post disaster functioning be a primary concern in the siting, design, construction, operations, and retrofitting standards for critical, essential, and high occupancy facilities, including public safety facilities. (*I-EH 2 and I-EH 9*)²⁹

EH 1.3.5

Encourage property owners to take adequate steps to protect their property against economic risks resulting from seismic and geologic hazards. (*I-EH 2*)³⁰

Erosion

Goal

EH 2

Reduce the potential for mesa edge and bluff erosion hazards, and the potential for beach sand loss.³¹

Objective

EH 2.1

Ensure that land use planning and City policy account for bluff and coastal sand erosion.

Policies

EH 2.1.1

Minimize bluff and mesa edge³² erosion. (*I-EH 1 and I-EH 4*)

EH 2.1.2

Minimize beach sand loss. (*I-EH 1*)

Objective

EH 2.2

Increase public safety from erosion hazards through public awareness and education. (*I-EH 1, I-EH 2 and I-EH 8*)

Policies

EH 2.2.1

Provide information to the public regarding erosion areas and emergency response plans. (*I-EH 1, I-EH 2 and I-EH 8*)

Methane

Goal

EH 3

Ensure the safety of the City's businesses and residents from methane hazards.

Objective

EH 3.1

Identify areas within the City most prone to methane gas seepage and buildup.

Policies

EH 3.1.1

Continue to establish, through the identification of Methane Overlay Districts, areas of existing methane seepage in the City as shown in **Figure EH-10**. (*I-EH 1*)

EH 3.1.2

Continue to investigate and evaluate new sources of methane. (*I-EH 1 and I-EH 11*)

Objective

EH 3.2

Minimize methane hazards in the identified Methane Overlay District, and other areas outside the Methane Overlay Districts as may later be defined, through the regulation of construction and adherence to the City's Methane Hazard Mitigation Plan.³³

²⁹ Mitigation Measure GS-6 as specified in EIR No. 94-1, Table EX-1

³⁰ Mitigation Measure GS-7 as specified in EIR No. 94-1, Table EX-1

³¹ Mitigation Measure GS-9 as specified in EIR No. 94-1, Table EX-1

³² Mitigation Measure GS-10 as specified in EIR No. 94-1, Table EX-1

³³ Mitigation Measure GS-13 as specified in EIR No. 94-1, Table EX-1

Policies

EH 3.2.1

Maintain and revise as necessary, standards of construction within identified Methane Zones.³⁴ (I-EH 4 and I-EH 6)

EH 3.2.2

Establish, enforce, and periodically update³⁵ testing requirements for sites proposed for new construction within the identified Methane Overlay District. (I-EH 12)

EH 3.2.3

Provide mitigation measures and other assistance intended to reduce the potential for the buildup of methane to hazardous levels within existing buildings (residences and businesses).³⁶ (I-EH 2, I-EH 4 and I-EH 8)

EH 3.2.4

Remain current on new technologies, policies, and procedures to further protect against a major methane related catastrophe.³⁷ (I-EH 2 and I-EH 8)

Objective

EH 3.3

Maintain knowledge of methane levels and preparedness for the provision of emergency services.

Policies

EH 3.3.1

Monitor methane levels in the identified Methane Overlay District. (I-EH 1)

EH 3.3.2

Prepare emergency response plans for use in methane related emergencies. (I-EH 13)

EH 3.3.3

Conduct periodic training of Fire Department and other appropriate emergency personnel on procedures in the Methane Hazards Mitigation Plan³⁸ (I-EH 2 and I-EH 8)

Objective

³⁴ Mitigation Measure GS-14 as specified in EIR No. 94-1, Table EX-1

³⁵ Mitigation Measure GS-15 as specified in EIR No. 94-1, Table EX-1

³⁶ Mitigation Measure GS-16 as specified in EIR No. 94-1, Table EX-1

³⁷ Mitigation Measure GS-17 as specified in EIR No. 94-1, Table EX-1

³⁸ Mitigation Measure GS-18 as specified in EIR No. 94-1, Table EX-1

EH 3.4

Increase public safety from methane hazards through public awareness and education.

Policies

EH 3.4.1

Provide information to the public regarding methane areas and emergency response plans. (I-EH 8)

Flooding

Goal

EH 4

Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and social order in the City of Huntington Beach.

Objective

EH 4.1

Ensure that the City's flood prevention standards and practices provide satisfactory safeguards for public and private development.

Policy

EH 4.1.1

During major redevelopment or initial construction, require specific measures to be taken by developers, builders or property owners in flood prone areas (Figure EH-11), to prevent or reduce damage from flood hazards and the risks upon human safety. (I-EH 1, I-EH 2, I-EH 4, and I-EH 15)

EH 4.1.2

Establish and enforce standards which minimize financial loss and maximize protection of residents and business owners' property. (I-EH 1, I-EH 2, I-EH 14, and I-EH 15)

Objective

EH 4.2

Maintain and upgrade, as appropriate, the County of Orange and the City of Huntington Beach's flood control systems in conjunction with the Santa Ana River Main Stem Project to minimize hazards due to flooding.

Policies

EH 4.2.1

Support the Santa Ana River Main Stem Project. (I-EH 2 and I-EH 16)

EH 4.2.2

Increase the local storm drain and flood control capacity up to meet 100-year the demand of a storm. (I-EH 1 and I-EH 2)

EH 4.2.3

Coordinate with the County of Orange for the operation of the County's portion of the flood control system. (I-EH 2)

EH 4.2.4

Maintain the City's portion of the flood control system at a level necessary to protect residents from 100-year flood risks. (I-U 1, I-U 3, I-U 4, and I-EH 2)

Objective

EH 4.3

Protect individuals from physical harm in the event of flooding.

Policy

EH 4.3.1

Provide sufficient early warning and evacuation assistance to residents and others in the path of flooding. (I-EH 13)

Tsunami

Goal

EH 5

Protect human life, to the greatest extent feasible, from tsunamis and seiche hazards.³⁹

Objective

EH 5.1

Provide information regarding tsunami, seiche,⁴⁰ and tidal/marine hazards, and promote methods to minimize potential damage.

Policies

EH 5.1.1

Identify tsunami and seiche⁴¹ susceptible areas, and require that specific measures be taken by the developer, builder, or property owner, during major redevelopment or initial construction, to prevent or reduce damage from these hazards and the risks upon human safety (see **Figure EH-8**). (I-EH 1 and I-EH 4)

EH 5.1.2

Participate in the National Weather Service or other system for local tsunami and/or seiche⁴² warnings. (I-EH 17)

Objective

EH 5.2

Increase public safety from tsunami hazards through Public awareness and education.

Policies

EH 5.2.1

Provide information to the public regarding tsunami areas and emergency response plans. (I-EH 8 and I-EH 13)

Peat

Goal

EH 6

Ensure the safety of the City's businesses and residents from peat hazards.

Objective

EH 6.1

Identify areas within the City most prone to peat conditions.

Policy

EH 6.1.1

Maintain a thorough knowledge of the location and distribution of peat conditions in the City of Huntington Beach (**Figure EH-13**). (I-EH 1)

Objective

EH 6.2

Minimize peat hazards through the regulation of construction. (I-EH 4)

³⁹ Mitigation Measure SD-1 as specified in EIR No. 94-1, Table EX-1

⁴⁰ Mitigation Measure SD-2 as specified in EIR No. 94-1, Table EX-1

⁴¹ Mitigation Measure SD-3 as specified in EIR No. 94-1, Table EX-1

⁴² Mitigation Measure SD-4 as specified in EIR No. 94-1, Table EX-1

Policy

EH 6.2.1

Establish standards of construction within identified peat zones. (*I-EH 4*)

Objective

EH 6.3

Increase public awareness about the location and hazards of peat conditions. (*I-EH 8*)

Policy

EH 6.3.1

Provide information to the public regarding peat condition areas and proper construction methods and standards. (*I-EH 8*)

IMPLEMENTATION PROGRAMS

I-EH 1

Studies/Mapping/Master Plans

- a. Conduct, prepare and/or update the following as funding permits:
 - comprehensive mapping of seismic/geologic hazard areas in the City, including fault locations, unstable soils and slope locations, areas of high liquefaction potential, areas of high seiche potential and locations of shallow water table depth;
 - maps of potential bluff erosion areas;
 - maps of existing methane seepage areas;
 - methane level monitoring on an on-going basis;
 - comprehensive mapping of flooding potential hazard areas in the City;
 - comprehensive mapping of groundwater potential hazard areas in the City;
 - comprehensive mapping of peat potential hazard areas in the City;
 - challenges to flood zone boundaries that appear to be unreasonable or incorrect;
 - a Local Drainage Master Plan assessing improvements necessary to achieve 100-year capacity for the local flood control system;

- request that the Orange County Surveyor update its Subsidence Book report through 1993 for the Pacific Coast Highway, Huntington Beach Pump station, and Huntington Beach. The City shall perform an evaluation of the data to assess possible subsidence at the oil field and drilling areas underlying the City. Based on the results of this evaluation a mitigation program for reducing the potential hazards shall be prepared for use by the City;⁴³
- a Grading and Geotechnical Investigation Guidelines manual which will outline the minimum proper soils engineering and engineering geologic study for all sites where grading will occur. Topics shall include, but not necessarily be limited to, soils engineering and foundations, erosion control, peat and organic soils, slope stability, erosion, liquefaction and dynamic settlement, shallow groundwater, and fault location/activity. This manual shall be available at the permit stage prior to initial feasibility and design studies in order to enhance the development review and environmental review processes;⁴⁴
- a Methane Hazards Guidance manual which will outline methane overlay districts, standards of construction, definition of additional hazards areas, and hazard mitigation. This manual shall be available at the permit stage prior to initial feasibility and design studies in order to enhance the development review and environmental review processes;⁴⁵

⁴³ Mitigation Measure GS-20 as specified in EIR No. 94-1, Table EX-1

⁴⁴ Mitigation Measure GS-1, GS-8, and GS-19 as specified in EIR No. 94-1, Table EX-1

⁴⁵ Mitigation Measure GS-11 as specified in EIR No. 94-1, Table EX-1

- an assessment of potential damage to essential utility and transportation infrastructure and public service facilities due to geologic/seismic hazards. The findings of the assessment should be utilized in the review of proposed development projects, and used for maintaining and updating emergency preparedness plans;⁴⁶
- standards for tsunami/seiche studies to be completed for harbor areas, breakwaters, and coastal areas of concern. The City shall update its evaluation of the tsunami hazard, make its standards more specific, and disseminate available information on tsunami warnings and on procedural steps to prepare the populous for such an event. Mitigation measures shall be suggested for new construction;⁴⁷
- determine the safety status of all dams which may fail and cause inundation within the City. This shall be done in cooperation with the County of Orange and the State Division of Safety of Dams in order to establish the safety status and to determine what follow up analyses, if any, are needed. Based on these results, the City shall develop risk guidelines and to allow evaluation of current regulatory measures for protection of future development;⁴⁸
- operational strategies for the City's portion of the local flood control system intended to maximize system efficiency and minimize system overload during periods of heavy rainfall; and
- a hazardous waste sites map within the City.

b. Continue to:

- evaluate methane sources, locations and concentrations on a site-specific basis and will include any previously unidentified methane areas in the Methane Overlay District;
 - assume the lead role in mitigating methane hazards in public rights-of-way and on public property;
 - supplement beach sand with sand from outside sources; and
 - work with property owners to maintain safe conditions on their property.
- c. Use the EHE and the data from items a) and b) above to prepare and submit a formal update of the seismic safety components of the Safety Element requirement.⁴⁹

I-EH 2

Interagency Participation and Coordination

- a. The Emergency Operations Center (EOC) will coordinate with the Departments of Police, Fire, Public Works, Community Development, Community Services and other departments in preparing and maintaining earthquake and other emergency response plans.
- b. The City will provide the EOC with maps of seismic/geologic hazard areas in the City, including fault locations, areas of high liquefaction potential and areas of seiche hazard.
- c. The City will work with and coordinate its earthquake and other emergency response plans with each school district as the school districts prepare earthquake education programs and develop their own earthquake and other emergency response plans.
- d. The EOC will coordinate with the Building Division and the Department of Public Works to establish standards for the design and operation of public safety facilities which will ensure that they remain safe and functional during and after disasters.

⁴⁶ Mitigation Measure GS-24 as specified in EIR No. 94-1, Table EX-1

⁴⁷ Mitigation Measure SD-5 as specified in EIR No. 94-1, Table EX-1

⁴⁸ Mitigation Measure SD-6 as specified in EIR No. 94-1, Table EX-1

⁴⁹ Mitigation Measure GS-21 as specified in EIR No. 94-1, Table EX-1

- e. The EOC will coordinate with the Fire Department to establish and maintain an emergency response mutual aide agreement with other public agencies.
- f. Work with FEMA to clarify, simplify and interpret the floodplain development standards in a way that benefits property owners in the City.
- g. In conjunction with the Santa Ana River Flood Protection Association (SARFPA), the City will lobby County, regional, state and federal governments for funding support for the Santa Ana River Main Stem Project.
- h. Coordinate with the Orange County Environmental Management Agency to improve the County portion of the local flood control system up to 100-year storm capacity.

I-EH 3

Alquist-Priolo Earthquake Fault Zone

- a. Continue to implement the Alquist-Priolo Earthquake Fault Zone requirements.
 - b. Implement the fault classification system suggested by Leighton & Associates (April 17, 1986) with regard to faults in the City susceptible to fault rupture, and establish a study requirement based on risk and structure importance.⁵⁰

I-EH 4

Development Review or Environmental Review Process

During development review (site plan, tract map, etc.) and/or environmental review, require:

- a. building structures proposed in liquefaction, unstable soil/slope conditions, flood prone areas, high water tables, peat or other geologic hazards prone areas to determine potential problems and to require mitigation measures;
- b. a potential seismic/geologic damage assessment be conducted for essential public utilities (gas, water, electricity, communications, sewer) and require that appropriate mitigation measures be incorporated;

- c. critical or sensitive facilities and uses to be located in areas where utility services and continuous road access can be maintained in the event of an earthquake;
- d. drainage plans addressing bluff erosion for all future bluff top developments;
- e. the continued evaluation of all proposals for new construction within the Methane Overlay District be evaluated for necessary special construction methods;
 - f. that proposed critical, essential, and high-occupancy facilities be subject to seismic review, including detailed site investigations for faulting, liquefaction, ground motion characteristics, and slope stability, and application of the most current professional standards for seismic design.⁵¹
- g. that proposed projects located in the tsunami hazard areas (**Figure EH-9**):
 - are designed to minimize beach/bluff erosion and the need for sand replenishment along city beaches; and
 - consider design options which reduce the potential for damage to private property and threats to public safety, i.e., raised foundations, ground floor parking with upper level uses.

I-EH 5

Ordinances

- a. Enforce the most current Uniform Building code adopted by the State of California.
- b. Prepare ordinances prohibiting the location of critical or sensitive facilities or high occupancy facilities within a predetermined distance of an active or potentially active fault.

I-EH 6

Unsafe Structures Retrofitting or Demolition

- a. Continue to implement and enforce the City's earthquake hazard regulations as outlined in the Municipal Code.

⁵⁰ Mitigation Measure GS-22 as specified in EIR No. 94-1, Table EX-1

⁵¹ Mitigation Measure GS-23 as specified in EIR No. 94-1, Table EX-1

- b. Devise measures to retrofit existing structures for methane protection.

I-EH 7

Groundwater Mitigations

Mitigate, or require property owners to mitigate, groundwater problems related to improperly abandoned water wells.

I-EH 8

Public Education

- a. The EOC will increase the development and use of verbal and written education tools including lectures and illustrations offered through cable television, clubs, public and private schools, neighborhood groups, service organizations, youth groups, business organizations and any other interested groups or organizations, regarding earthquake preparedness. The information will include emergency services available and strategies for survival and self-sufficiency in the days following an earthquake.
- b. Provide technical guidance and direction to private businesses and residents found to have methane seepage or buildup on their property.
- c. Maintain and provide methane emergency response plans to the public.
- d. Maintain floodplain and erosion information available to the public.
- e. Maintain peat information available to the public.

I-EH 9

Staff Training

Continue to implement City employee emergency training drills.

I-EH 10

Disaster Recovery Committee

Establish a Disaster Recovery Committee which will include representatives from EOC, Planning, Building, Public Works, Fire, Police, local utility providers and local emergency medical providers. This committee should participate in planning for post disaster assessments, rapid reconstruction, emergency housing and emergency funding and shall develop guidelines defining "chain of command" and responsibilities.

I-EH 11

Abandoned Oil Well Re-Evaluation

Establish a program to re-evaluate the safety and status of abandoned oil wells within the City, pursuant to Public Resources Code Section 3208.1.⁵² The plan should specify that reevaluation should occur during major redevelopment or initial construction on the site of an abandoned oil well when it can be determined that it was abandoned incorrectly or prior to current standards.

I-EH 12

Methane Gas Testing Standards and Requirements

- a. Coordinate with the Building Division to establish methane mitigation construction standards such as venting systems, impermeable barriers and locational criteria.
- b. Maintain testing standards and requirements for new construction sites in the Methane Overlay District. Completion of the tests and the test results will be required prior to development review.

I-EH 13

Emergency Contingency Plans

- a. Coordinate with the EOC to prepare a Methane Emergency Contingency Plan including early warning procedures, an evacuation plan and emergency methane hazard mitigation measures.
- b. The City's EOC will maintain flooding contingency plans which provide for early warning, evacuation assistance, as needed, and damage assessment after the event.
- c. Continue to support, assist and expand the Community Emergency Response Team (CERT).
- d. Coordinate with local school districts in the preparation of emergency contingency plans, including early warning procedures, evacuation plans, emergency facility and shelter utilization, and emergency services availability.

⁵² Mitigation Measure GS-12 as specified in EIR No. 94-1, Table EX-1

I-EH 14

Flood Insurance Programs

- a. Participate in the National Flood Insurance Program in a manner that provides the most financial and physical protection to residents and property owners in the City while minimizing costs to them.
- b. Participate in the FEMA's Community Rating System to reduce flood insurance premiums for property owners in the City.

I-EH 15

FEMA Development Standards

Adopt and enforce the most recent floodplain development standards promoted by the Federal Emergency Management Agency (FEMA).

I-EH 16

Santa Ana River Main Stem Funding

Pursue local funding to contribute to the Santa Ana River Main Stem Project.

I-EH 17

Local Tsunami Warnings Wire System

Use the Weather Wire's information from the National Weather Service or other appropriate warning systems to detect and warn of tsunami occurrences and other weather conditions in the region. This system should be monitored by the Marine Safety Division, which presently receive daily reports on weather conditions for marine operations. This warning system should be incorporated into the City's Emergency Preparedness Plan.

STATUTORY REQUIREMENTS

Government Code Section 65962(f) states the following:

The General Plan shall include a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the priorities assigned by the Office of Noise Control in the State Department of Public Services and shall conduct and identify to the extent possible, as determined by the Legislature, the control and prevention noise trends for all of the following sources:

- 1) Highways and freeways;
- 2) Railway, aircraft, and other land transport;
- 3) Petroleum and freight on-line railroad operations and ground rail freight terminals;
- 4) Airports and airports related operations;
- 5) Other ground roadway noise sources contributing to community noise environment.

A local noise element shall identify existing and future noise sources, the statutory growth of noise, and the impacts of various local conditions.

TECHNICAL SYNOPSIS

A. NOISE SOURCES

Noise is often defined as "unwanted sound" because of its potential to disrupt sleep, to interfere with speech communication, and to disrupt hearing. Noise is generated by sources and is either desired, which can include musical and temporary sources, or unwanted, which is generally stationary and includes devices and machines such as motors and vibrations. Noise can also be both desired and unwanted and is generated by motor vehicles, aircraft operations, construction work, industrial operations, and human activities. The primary noise source within the City of Huntington Beach is vehicle air traffic. Secondary noise sources include aircraft operations, construction, and residential recreation activities.

1. Vehicular Operations

Vehicular traffic noise is the most pervasive source of noise throughout the City. Traffic noise is generally attributed to all types of vehicles, including commercial, buses, trucks, and passenger vehicles.

NOISE ELEMENT HUNTINGTON BEACH

STATUTORY REQUIREMENTS

Government Code Section 65302(f) states the following:

The General Plan shall include a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- 1) *Highways and freeways;*
- 2) *Primary arterials and major local streets;*
- 3) *Passenger and freight on-line railroad operations and ground rapid transit systems;*
- 4) *Aviation and airport related operations;*
- 5) *Other ground stationary noise sources contributing to community noise environment.*

A local noise element should accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents.

TECHNICAL SYNOPSIS

A. NOISE SOURCES

Noise is often defined as “unwanted sound” because of its potential to disrupt sleep, to interfere with speech communication, and to damage hearing. Noise is generated by interior and exterior sources, which can include mobile and stationary sources. Interior noise is generally stationary and includes devices and machines such as stereos and televisions. Exterior noise can be both mobile and stationary and is generated by motor vehicles, aircraft operations, construction work, industrial operations, and human activities. The primary noise source within the City of Huntington Beach is vehicular traffic. Secondary noise sources include aircraft operations, railroad operations, construction and petroleum extraction activities.

1. Vehicular Operations

Vehicular traffic noise is the most pervasive source of noise throughout the City. Traffic noise is generally attributed to all types of vehicles, including automobiles, buses, trucks and construction equipment transport.

2. Aircraft Operations

a. Airport

While there are no operating airports located within Huntington Beach, and no airplane flight patterns for either the Long Beach Municipal Airport or the John Wayne Airport over the City of Huntington Beach (Federal Aviation Administration, Burgen, 1992), it is not uncommon for airplanes to fly over the City during their approach to either of the two airports. Such variations in airplane approach patterns can be attributed to inclement weather and delays created by the large number of commercial and private flights accommodated by these airports each day. During such approach flights to the Long Beach Municipal Airport, airplanes typically fly over downtown Huntington Beach, areas east of the Bolsa Chica wetlands, and the Huntington Harbour, at altitudes ranging from 1,500 to 4,000 feet. Similar approach flights to the John Wayne Airport fly over the southeastern most portion of the City at an altitude of approximately 5,000 feet (Burgen, 1992). During the warmer months small aircraft frequently fly back and forth along the Huntington Beach and State beaches and over Huntington Harbour.

b. Heliport

The five heliports are located at McDonnell Douglas Corporation (Bolsa Chica Street at Bolsa Avenue), Guardian Center (Beach Boulevard at Warner Avenue), Police Station at Goldenwest Street and Talbert Avenue, Cal Resources at Pacific Coast Highway (between Seapoint Street and Warner Avenue), and the Civic Center (Main Street at Yorktown Avenue). With the exception of the Huntington Beach Police Department's helicopters, helicopter flights are typically located above the major and primary arterials as well as the 405 Freeway. Although single-event noise exposure resulting from airplane and helicopter operations are potentially annoying, the relatively low frequency and short duration of these operations do not significantly affect average daily noise levels within the City.

3. Railroad Operations

Another source of noise within the City is the Southern Pacific Railroad and the U.S. Navy Railroad. The Southern Pacific Railroad right-of-way, located east of Gothard Street, extends 3.5 miles from the northern portion of the City to its terminus, located north of Ellis Avenue. The U.S. Navy Railroad originates at the U.S. Naval Weapons Station and travels eastward through the northernmost portion of Huntington Beach for approximately one mile. Within Huntington Beach, the Southern Pacific Railroad is used once daily and the U.S. Navy freight trains rarely travel outside the Naval Weapons Station.

4. Petroleum Extraction Activities

Petroleum extraction from the Huntington Beach Oil Field is a source of noise within the City. The Huntington Beach Oil Field is anticipated to remain active for another 15-30 years. Aminoil, USA, SWEPI, and Chevron, USA are the primary oil companies that extract oil from this area. Located within Huntington Beach are Aminoil, USA's separation treatment and storage facilities, Chevron, USA's oil extraction facilities, and various independent oil companies' "oil islands" (isolated oil extraction areas).

B. NOISE MEASUREMENT

Environmental noise is usually measured in A-weighted decibels (dB). Sound waves, traveling outward from a source exert a sound pressure (commonly called “sound level”) measured in decibels. In general, a 3 decibel increase in sound level represents a doubling in sound energy, although it will not be experienced as a doubling of loudness. The average range of sounds that humans are commonly exposed to generally falls within the 30-100 dB range.

Environmental noise levels typically fluctuate over time. Different types of noise descriptors are used to account for this variability. For the purpose of this Element, Ldn, the day-night average noise level, is used.

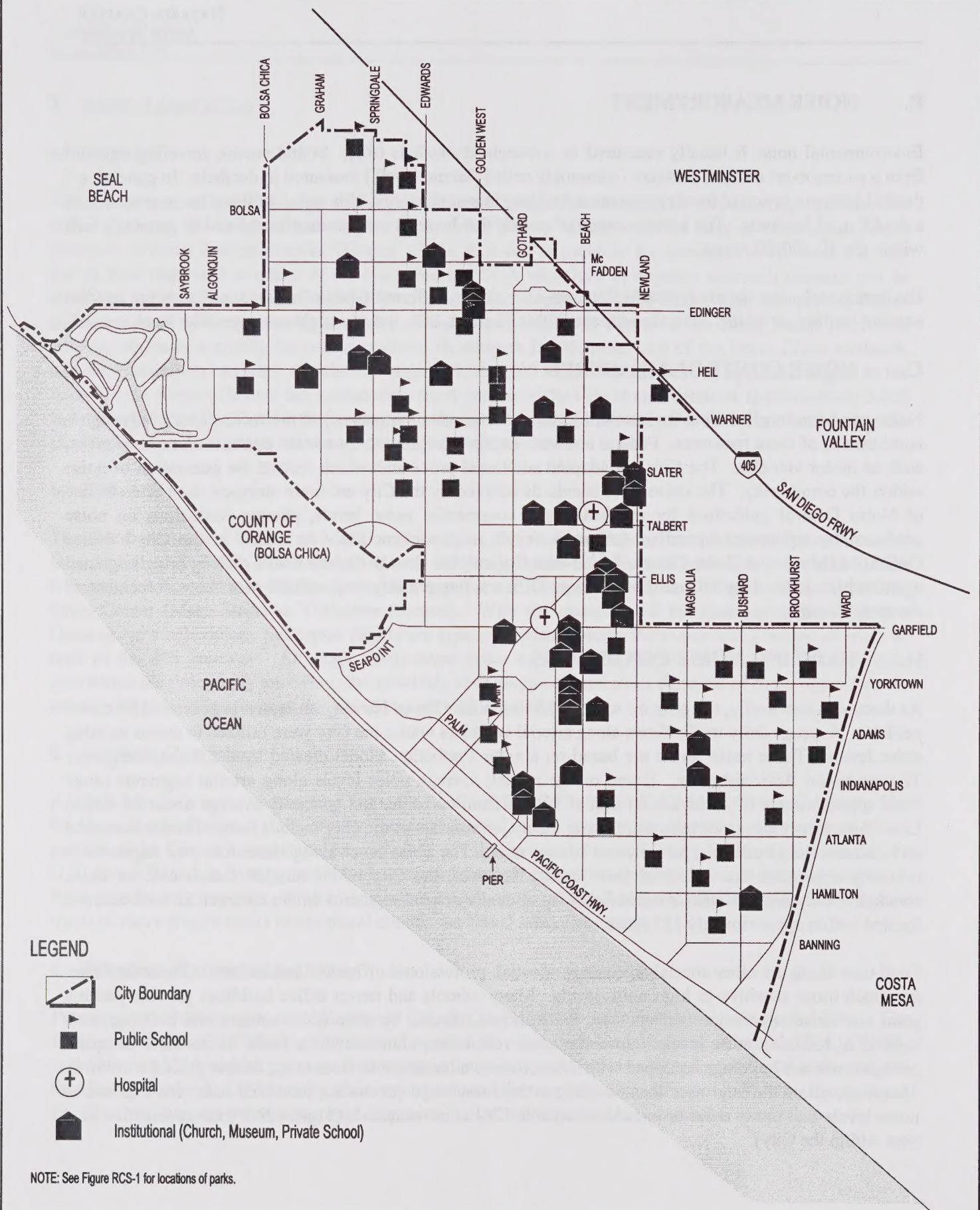
C. NOISE CONTROL MEASURES

Noise can be controlled a) at its source, b) along its transmission path, c) at the receiver, or d) through a combination of these measures. Federal and state regulations provide for certain controls on noise sources, such as motor vehicles. The City has adopted additional provisions which restrict the generation of noise within the community. The noise level standards adopted by the City are more stringent than State Office of Noise Control guidelines for residential and commercial noise levels, placing limitations on noise produced by equipment operation, human activities, and construction. As stated in the City’s Noise Ordinance (Municipal Code, Chapter 8.40, Noise Control) the Orange County health officer, or a designated agent, which is the City’s Code Enforcement Officers, has primary responsibility for the enforcement of these regulations.

D. EXISTING NOISE CONDITIONS

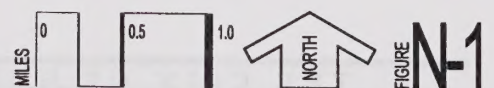
As discussed previously, the primary source of noise in the City of Huntington Beach is generated by motor vehicles. Average daily traffic flows along arterial corridors within the City were utilized to assess existing noise levels. These noise levels are based on a noise Prediction Model created by the Federal Highway Transportation Administration. Based on the model, average noise levels along arterial segments range from approximately 60 to 68 dB(A) Ldn at 50 feet from curbside, and generally average about 65 dB(A) Ldn. As a rule, existing development along the major arterials in the City include noise-tolerant industrial and commercial (excluding professional office) uses. The noise level along these roadway segments is normally acceptable for industrial level uses. However, the City of Huntington Beach exterior noise standard for commercial uses is exceeded along all major arterial segments where commercial land uses are located within approximately 150 feet of the curb.

Land uses along the other arterials include residential, professional office and institutional. These land uses are much more sensitive to high noise levels. Many schools and newer office buildings provide parking areas and noise attenuation barriers (e.g., walls, berms, shrubs) between noise sources and buildings as a method of reducing noise levels. However, older residences, churches and schools do not have adequate setbacks, nor are buildings equipped with interior noise attenuation devices (e.g., double glazed windows). Therefore, all of the land uses located along arterial roadways (excluding industrial uses) are exposed to noise levels that either meet or exceed acceptable City noise standards (**Figure N-1** locates sensitive land uses within the City).



LOCATION OF NOISE SENSITIVE LAND USES

CITY OF HUNTINGTON BEACH GENERAL PLAN



ISSUES

1. Some residential, commercial, and institutional land uses in the City of Huntington Beach, particularly along arterial roadways, are impacted by vehicular noise levels exceeding City standards. (*N 1.2.1, N 1.2.4, N 1.3.2, N 1.3.3, N 1.3.4, N 1.3.5, N 1.3.6, N 1.3.7, N 1.3.8, and N 1.3.9*)
2. There are several developments within the City of Huntington Beach and its sphere of influence that are currently being planned or have been recently approved. These include: Bolsa Chica, Ellis-Golden West, Meadowlark, and Holly-Seacliff. Buildout of these planned developments will increase traffic levels in the vicinity of these developments, resulting in increased noise levels. New development is required to adhere to the standards set forth in the Zoning and Subdivision Ordinance. (*N 1.2.2, N 1.6.1, and N 1.13.1*)
3. There are several vacant parcels of land that is surrounded by existing development. There is a potential for noise generating uses to be developed on these properties. The City should enforce the Infill Ordinance to protect existing uses. (*N 1.2.2, N 1.2.3, N 1.4.1, N 1.5.1, N 1.7.1, and N 1.11.1*.)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, and policies relative to both ambient and stationary fixed-source noise conditions in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Noise Implementation Matrix.

Goal

N 1

Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors, and noise sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

Noise Ordinances, Regulations, and Guidelines

Objective

N 1.1

Adopt and enforce appropriate local noise ordinances, regulations, and guidelines to effectively control both ambient and stationary noise conditions and impacts. Maintain baseline information regarding the ambient and stationary noise sources on an ongoing basis.

Policies

N 1.1.1

Monitor and update available data regarding the community's existing and projected ambient and stationary noise levels as shown on **Figure N-2** and **N-3**. (*I-N 1*)

N 1.1.2

Update all local noise ordinances, regulations and guidelines as required by modifications to state standards and guidelines. (*I-N 2 and I-N 3*)

N 1.1.3

Consider revising the City of Huntington Beach noise ordinance to establish acceptable standards for mobile noise sources (such as, but not limited to, leaf blowers, mobile vendors, mobile stereos, etc.). (*I-N 3*)

Ambient Noise Impacts on the Community

Objective

N 1.2

Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise sensitive uses of Huntington Beach.

Policies

N 1.2.1

Require, in areas where noise levels exceed an exterior Ldn of 60 dB(A) and an interior Ldn of 45 dB(A), that all new development of "noise sensitive" land uses, such as housing, health care facilities, schools, libraries, and religious facilities, include appropriate buffering and/or construction mitigation measures that will reduce noise exposure to levels within acceptable limits. (*I-N 4*)

N 1.2.2

Require new industrial and new commercial land uses or the major expansion of existing land uses to demonstrate that the new or expanded use would not be directly responsible for causing ambient noise levels to exceed an exterior Ldn of 65 dB(A) on areas containing "noise sensitive" land uses as depicted on **Figure N-1**. (*I-N 4 and I-N 5*)

N 1.2.3

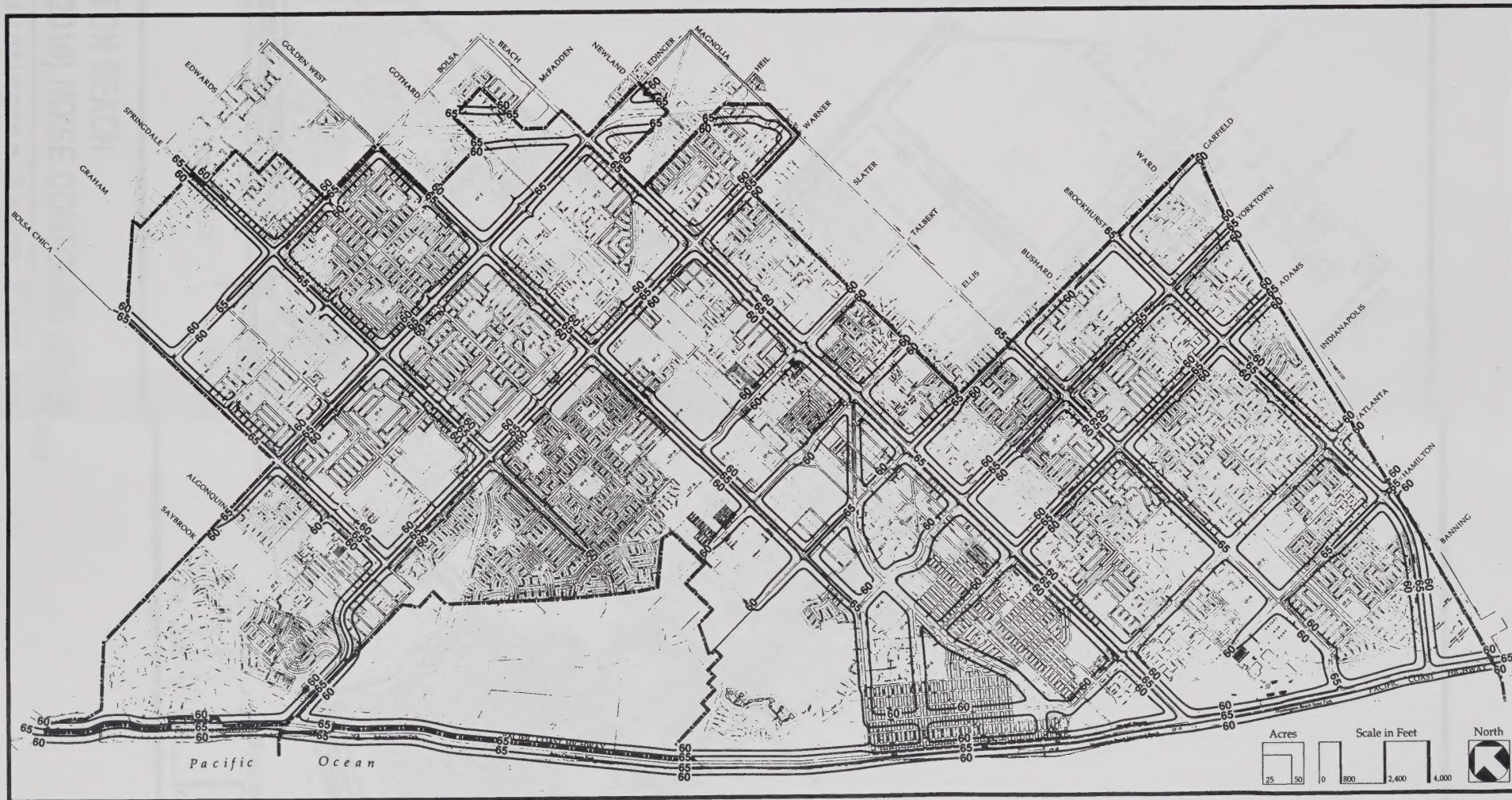
Require development, in all areas where the ambient noise level exceeds an Ldn of 60 dB(A), to conduct an acoustical analysis and incorporate special design measures in their construction, thereby, reducing interior noise levels to the 45 dB(A) Ldn level (see **Figure N-2**). (*I-N 4*)

N 1.2.4

Encourage existing "noise sensitive uses," including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts. (*I-N 3 and I-N 4*)

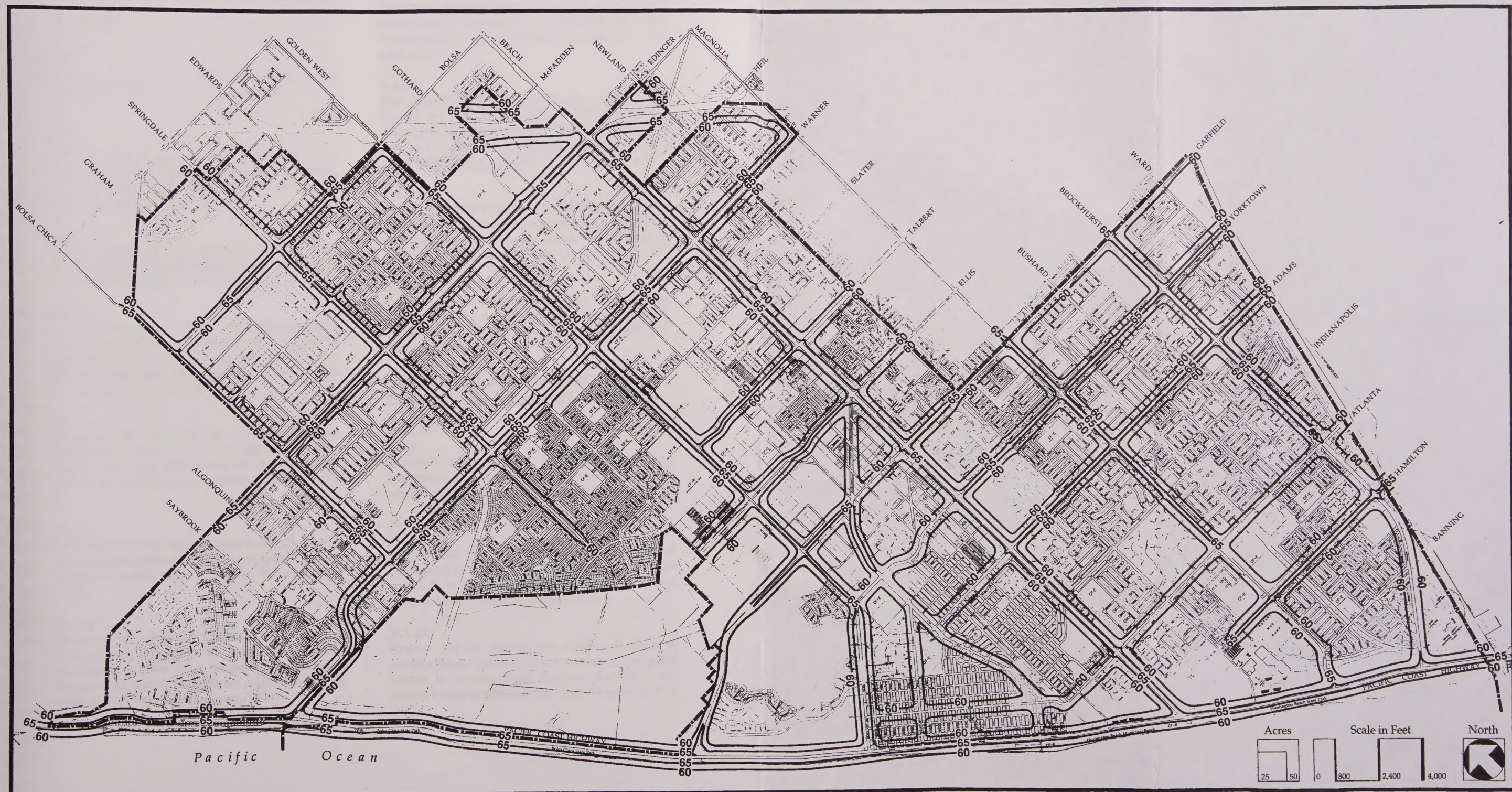
N 1.2.5

Require development that generates increased traffic and subsequent increases in the ambient noise levels adjacent to noise sensitive land uses to provide for appropriate mitigation measures in accordance with the acceptable limits of the City noise ordinance. (*I-N 4*)



HUNTINGTON BEACH
NOISE CONTOURS (1992-dB Ldn)

City of Huntington Beach General Plan



HUNTINGTON BEACH
 FUTURE (2010) NOISE CONTOURS (dB Ldn)
 City of Huntington Beach General Plan

V-N-8

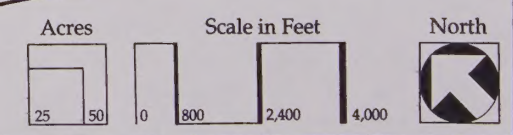


FIGURE N3

Traffic and Mechanical Equipment Related Noise Impacts

Objective

N 1.3

Minimize the adverse impacts of traffic-generated noise on residential and other “noise sensitive” uses.

Policies

N 1.3.1

Require all new non-residential development to design and configure on-site ingress and egress points diverting traffic away from nearby “noise sensitive” land uses to the greatest degree practicable. (I-N 4)

N 1.3.2

Actively enforce existing applicable sections of the California Vehicle Code related to vehicle or equipment mufflers and modified exhaust systems. (I-N 2)

N 1.3.3

Require that any vehicles or noise-generating mechanical equipment to be purchased by the City of Huntington Beach comply with noise performance standards consistent with the best available noise reduction technology. (I-N 6)

N 1.3.4

Investigate the feasibility of retrofitting currently city-owned vehicles and mechanical equipment to comply with noise performance standards consistent with the best available noise reduction technology. (I-N 6)

N 1.3.5

Encourage local and regional public transit providers to ensure that the equipment they use and operate does not generate excessive noise impacts on the community. (I-N 7)

N 1.3.6

Encourage the State of California Department of Transportation (Caltrans) to install and maintain landscaping or other noise mitigation elements along freeways and highways which are adjacent to existing residential or “noise sensitive” uses. (I-N 7)

N 1.3.7

Provide for the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips. (I-N 8)

N 1.3.8

Ensure that commercial and industrial uses, as required by the Air Quality Management Plan, implement Transportation Demand Management (TDM) programs such as incentives for car pooling, van pools, and the use of public transit. (I-N 8)

N 1.3.9

Alter surface street traffic flow through various methods (including but not limited to one way streets, speed limit reductions, truck and heavy vehicle prohibitions) to maximize steady flow conditions. (I-N 8)

N 1.3.10

Require that mechanical equipment, such as air conditioning units or pool equipment, comply with the City’s Noise Ordinance and Zoning and Subdivision Ordinance. (I-N 2 and I-N 4)

Noise Impact Encroachment of Commercial and Industrial Land Uses

Objective

N 1.4

Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or “noise-sensitive” uses.

Policies

N 1.4.1

Require that the automobile and truck access of commercial or industrial land uses abutting residential parcels to be located at the maximum practical distance from the nearest residential parcels. (I-N 4)

N 1.4.2

Require that the loading and shipping facilities of commercial and industrial land uses abutting residential parcels to be located and designed to minimize the potential noise impacts upon residential parcels. (I-N 4)

N 1.4.3

Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping. (I-N 4)

N 1.4.4

Require that the parking structures of commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles on the site as well as on adjacent land uses. (I-N 4)

N 1.4.5

Require commercial or industrial truck delivery hours to land uses abutting residential uses to be limited unless there is no feasible alternative or there are overriding transportation benefits. (I-N 4)

Noise Impacts of Mixed-Use Structures

Objective

N 1.5

Minimize the potentially adverse noise impacts associated with the development of mixed-use structures where residential units are located above or adjacent to commercial uses.

Policy

N 1.5.1

Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. The design measures used may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission. (I-LU 11.1.5, I-N 4, and I-N 5)

Construction Noise Impacts

Objective

N 1.6

Minimize the impacts of construction noise on adjacent uses.

Policy

N 1.6.1

Ensure that construction activities be regulated to establish hours of operation, to prevent and/or mitigate the generation of excessive or adverse noise impacts through the implementation of the existing Noise Ordinance and/or any future revisions to the Noise Ordinance. (I-N 2 and I-N 3)

Noise Impacts/Encroachment Within Multi-Occupant Structures

Objective

N 1.7

Ensure that buildings are constructed to prevent adverse noise transmission between differing uses or tenants located in the same commercial structure and individual dwelling units in multi-family residential structures.

Policy

N 1.7.1

Rigorously enforce the applicable provisions of the Uniform Building Code and City of Huntington Beach Municipal Code which prevent the transmission of excessive and unacceptable noise levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures. (I-N 4)

Noise Impacts of Entertainment and Restaurant/Bar Land Uses

Objective

N 1.8

Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

N 1.8.1

Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods. (I-N 4)

N 1.8.2

Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses that may impact residential neighborhoods, schools, health care facilities, or other “noise sensitive” land uses, unless it can be demonstrated that adequate measures can be installed and employed to adequately mitigate the potential impacts of on-site operations and/or off-site customer access and activities of these establishments upon these areas. (I-N 4)

Noise Impacts of Rail Uses

Objective

N 1.9

Minimize the noise effect of rail transit (freight and passenger) on residential uses and other sensitive land uses.

Policy

N 1.9.1

Coordinate with rail planners to:

- a. locate light rail and fixed rail routes and locate/design rail stations in areas which are accessible to both residential and commercial areas but which also minimize noise impacts on surrounding residential and sensitive land uses;
- b. properly maintain lines and establish operational restrictions (e.g., hours of operation, speed limits) during the early morning and late evening hours to reduce adverse noise impacts in residential areas and other noise sensitive areas; and
- c. install noise mitigation features where operations impact existing adjacent residential or other “noise-sensitive” uses. (I-N 9)

Noise Impacts of Aircraft Operations

Objective

N 1.10

Minimize the effect of aircraft noise on residential and other sensitive land uses.

Policies

N 1.10.1

Determine if any residential neighborhood or sensitive land use beneath the Long Beach Airport or the John Wayne Airport’s flight path is within a CNEL 65 contour. (I-N 1)

N 1.10.2

Solicit funding to remedy excessive noise exposure generated by aircraft operations. (I-N 10)

Noise Impacts of Oil Operations

Objective

N 1.11

Minimize the effect of oil operations noise on residential and other sensitive land uses.

Policy

N 1.11.1

Require that new oil uses near existing residential uses or that new residential development near existing oil facilities include noise mitigation measures. (I-N 4)

Analysis And Mitigation of City-Wide Stationary (Fixed-Source) Noise Impacts

Objective

N 1.12

Ensure any use determined (by the City of Huntington Beach) to be a potential generator of significant stationary noise impacts, be properly analyzed and ensure that the recommended mitigation measures are implemented.

Policies

N 1.12.1

Require detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources. Recommended mitigation measures must be successfully implemented and tested, prior to the issuance of a Certificate of Occupancy for the land use or structure. (I-N 11)

N 1.12.2

Encourage major stationary noise generating sources throughout the City of Huntington Beach to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of Conditional Use Permits or business licenses or prior to the approval and/or issuance of new Conditional Use Permits for said facilities. (*I-N 4 and I-N 11*)

Objective

N 1.13

Encourage residents in high noise level areas to improve their homes to meet the City's noise standards.

Policy

N 1.13.1

Assist the efforts of local homeowners living in high noise level areas to noise attenuate their homes through funding assistance and retrofitting program development, as feasible. (*I-N 12*)

IMPLEMENTATION PROGRAMS

I-N 1

Noise Environment Data/Studies

Require the following as appropriate:

- a. the developer to conduct or hire acoustical engineers to conduct studies where current data is not available;
- b. the review of available technical and acoustical data and studies conducted for proposed projects; and
- c. the recordation of changes which occur in the community's noise environment. The existing local noise map shall be updated as new information about the community's noise environment changes or becomes available, to ensure accuracy in land use compatibility planning and the mitigation of noise impacts.

I-N 2

Noise Ordinance Enforcement

Continue to enforce the local Noise Ordinance to comply with the State's Noise Insulation Standards. Said ordinance shall contain policies and regulations addressing both overall (ambient) and stationary source (intrusive) noise impacts. Ordinance shall also regulate and limit high noise generating vehicles, equipment and construction activities to reduce their potential impacts on local noise sensitive uses.

I-N 3

Noise Ordinance Revisions

Include provisions within the City of Huntington Beach local Noise Ordinance that:

- a. establish acceptable operating standards such as permitted decibel levels, operating hours, etc. for mobile noise sources, if determined by the City Council to be necessary;
- b. require that noise sensitive uses proposed to be located in areas with noise levels of 60 dB(A) Ldn or greater include the recommended mitigation measures or demonstrate the interior noise levels will not exceed an Ldn of 45 dB(A), prior to the issuance of certificates of occupancies and/or certification of completion;
- c. specifically address and sufficiently regulate or limit the hours of truck deliveries to commercial or industrial land uses abutting residential/noise sensitive uses; and
- d. specifically addresses construction operational techniques and practices.

I-N 4

Development Review Process

Through the proposed project development (i.e., site plan) review and through the environmental review process:

- a. address and sufficiently mitigate noise impacts;
- b. require a noise evaluation for all projects to determine if unacceptable noise levels will be created or experienced and to define noise abatement;
- c. consider altering surface street flow methods;
- d. configure non-residential developments' street patterns and access points to minimize impacts;
- e. limit the commercial land uses located below residential mixed-use structures to those which are not overly noise-intensive, and require design and construction measures which minimize the transfer of noise and vibration from the commercial uses to residential uses;
- f. implement all applicable provisions of the Uniform Building Code and the Huntington Beach Municipal Code which prevent and mitigate the transmission of excessive noise levels between business tenants and between individual dwelling units;
- g. require that entertainment and restaurant/bar land uses limit the activities and noise of patrons in and around their facilities to ensure that noise levels emanating from the establishments do not impact surrounding uses;
- h. encourage the installation of buffering techniques at major stationary noise generators. Installation of such measures shall be required prior to the renewal or issuance of a business license or a Conditional Use Permit.

I-N 5

Development Standards Revisions

Modify the City's industrial and commercial zoning development standards to require that the developments be designed in a sensitive manner to minimize potential noise impacts on abutting residential and noise sensitive uses, including:

- a. locating vehicle access points away from residential and/or noise sensitive parcels;
- b. locating loading and shipping facilities away from adjacent noise sensitive uses;
- c. incorporating fences, walls, landscaping and other noise buffers and barriers between incompatible uses;
- d. incorporating structural building materials which mitigate sound transmission; and
- e. configuring interior spaces to minimize sound amplification and transmission.

I-N 6

City Purchased Equipment Conformance

- a. Purchase vehicles and other noise generating mechanical equipment which comply with and conform to the latest available noise standards and requirements.
- b. Conduct a feasibility study to determine the costs and benefits of retrofitting current city-owned equipment and vehicle to comply with noise performance standards.

I-N 7

Interagency Coordination

Meet with representatives of the Orange County Transit District, Caltrans, and other local and regional public transit providers, on an annual basis, to discuss and suggest the impacts of the generation of their vehicles on local noise conditions; feasible mitigation measures shall be suggested, requested, and implemented, as necessary to reduce such impacts.

I-N 8

Circulation and Air Quality Elements Implementation

All feasible policies and programs of the General Plan's Circulation and Air Quality Elements relating to the further development and use of alternate modes of transportation and to the use of TDMs shall be fully implemented.

I-N 9

Coordination with Rail Operators

- a. City of Huntington Beach representatives shall meet on a project by project basis to pro-actively work with light or fixed rail planners, engineers, and architects to ensure route and station locations and designs minimize impacts.
- b. Review local rail procedures and operations to monitor their potential noise-related impacts on the community. As necessary, staff shall meet with rail operating officials to discuss and/or suggest noise mitigation measures which reduce rail noise-related impacts on the community.

I-N 10

FAA Funding

Seek Federal Aviation Administration (FAA) funds to develop plans, and retrofit residential and sensitive land uses located within CNEL 65 contours to meet federal aircraft noise standards.

I-N 11

Stationary Noise Generators

New and expanded projects which are determined to be a potential major stationary noise source (based on the results of the local initial study and environmental checklist) shall fund and complete a specific acoustical analysis to identify, determine, and analyze potential impacts and propose appropriate mitigation measures. Said mitigation measures must be installed and tested prior to the issuance of a Certificate of Occupancy for the structure.

I-N 12

Residential Retrofit Funding

Seek funding sources and create new programs which meet the funding criteria for the noise attenuation of existing homes located on high noise level areas.

No.	Name	ADMINISTRATION												School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds		
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council																
CITY OF HUNTINGTON BEACH														CITY OF HUNTINGTON BEACH												
PROGRAM		RESPONSIBLE AGENCY												FUNDING SOURCE												SCHEDULE
N1	Noise Environment Data / Studies	●													●									1 Year upon Plan Adoption *		
N2	Noise Ordinance Enforcement	●					●							●	●									Ongoing *		
N3	Noise Ordinance Revisions	●								●	●				●									1 Year upon Plan Adoption *		
N4	Review Process	●													●									Ongoing *		
N5	Development Standards Revisions	●								●	●				●									1 Year upon Plan Adoption *		
N6	City Purchased Equipment Conformance	●						●							●									1 Year upon Plan Adoption *		
N7	Interagency Coordination	●													●									Ongoing *		
N8	Circulation and Air Quality Element Implementation	●						●							●									Ongoing *		
N9	Coordination with Rail Operators	●						●					●	●	●									Ongoing *		
N10	FAA Funding	●													●							●		Ongoing *		
N11	Stationary Noise Generators	●													●									Ongoing *		
N12	Residential Retrofit Funding	●													●		●	●		●	●			Ongoing *		

* As funding permits

NOISE IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **N**

STATUTORY REQUIREMENTS

In addition to the various statutory provisions, other related provisions may be included in the Plan. The California Government Code Section 65000 states:

The General Plan may include any other programs or address any other subjects which, in the interest of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Hazardous Materials Element is just one of many elements. This element will have the same legal status as any of the other elements. Additionally, the plan relationship is precluding in the regulatory authority, such as zoning, building, and other regulatory measures.

TECHNICAL SYNOPSIS

A. BACKGROUND OF HAZARDOUS WASTE PLANNING IN ORANGE COUNTY

In February, 1987, the Orange County Board of Supervisors directed the preparation of a study of hazardous waste management plans. The Orange County Hazardous Waste Management Plan, completed in January, 1989 and amended in June, 1991, establishes a city and county-wide program for managing hazardous waste through the year 2000.

The City of Huntington Beach must continue with emergency notification portions of the County Plan for the High-Speed Rail and Trucking Corridor. This law requires that the City approve of the County Plan within 180 days of the Plan being approved by the State Department of Health Services.

B. HAZARDOUS MATERIALS OPERATION

If a business wishes to handle or dispose of hazardous waste, a permit is required from the Orange County Health Department. The types of permits range from the use of containers and drums to permanent storage in the ordinary repair of containers to the storage of handling of hazardous wastes in large quantities over prolonged periods of time. Businesses that use or store hazardous materials are required by County ordinance to disclose the amount and the types of materials to the local health department. For California Health and Safety Code 17500 and the City of Huntington Beach Municipal Code 17.50, a Hazardous Materials Disclosure is required from the City Health Department for any business that handles or stores more than 55 gallons of hazardous materials per year, handles or stores more than 500 gallons of hazardous materials per year, or stores more than 200 cubic feet of compressed gas or 100 cubic feet of liquid.

HAZARDOUS MATERIALS HUNTINGTON BEACH

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Hazardous Materials Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

TECHNICAL SYNOPSIS

A. BACKGROUND OF HAZARDOUS WASTE PLANNING IN ORANGE COUNTY

In February 1987, the Orange County Board of Supervisors directed the preparation of a countywide hazardous waste management plan. The Orange County Hazardous Waste Management Plan, completed in January 1989 and amended in June 1991, establishes a city and county action program for managing hazardous waste through the year 2000.

The City of Huntington Beach must implement and incorporate applicable portions of the County Plan into their General Plan and Zoning Ordinance. State law requires that implementation of the County Plan occur within 180 days of the Plan being approved by the State Department of Health Services.

B. HAZARDOUS MATERIALS OPERATION

If a business creates or disposes of hazardous waste, a permit is required from the Orange County Health Department. The types of permits range from the use of solvents and flammable materials (used in the ordinary repair of automobiles) to the treatment or handling of hazardous wastes in large quantities over prolonged periods of time. Businesses that use or store hazardous materials are required by County ordinance to disclose the amounts and the types of materials to the local fire departments. Per California Health and Safety Code 6.95 and the City of Huntington Beach Municipal Code 17.58, a Hazardous Materials Disclosure must be obtained from the City Fire Department for any business that: handles or stores more than 55 gallons of hazardous materials per year, handles or stores more than 500 pounds of hazardous materials per year, or stores more than 200 cubic feet of compressed gas on-site at any given time.

1. Small Scale Generation of Hazardous Waste

Many businesses generate a small quantity of hazardous waste to the regional waste stream. Based on information acquired from the California Environmental Protection Agency, Orange County Health Care Agency, and Huntington Beach Fire Department, the City of Huntington Beach has approximately 690 facilities registered as hazardous materials operations within its boundaries. The majority of these facilities are small scale generators such as auto body and repair garages, gas stations, dry cleaners, and light industry. A list of operations within the City of Huntington Beach is included in the General Plan Update Technical Background Report, July, 1992, Appendix D.

2. Household Hazardous Waste

The State of California does not exempt any hazardous waste generator from regulation, no matter how small the quantity of waste produced. A household possessing a small quantity of oil, solvent, oil-based paint, pesticide, bleach, or other common chemical classified as hazardous waste is required to dispose of it properly. However, public awareness of disposal law requirements is limited, and proper disposal sites are limited. The City of Huntington Beach, in conjunction with Orange County, has one permanent facility, the Orange County Household Hazardous Waste Collection Center. The Center is adjacent to the Rainbow Disposal Company transfer station on Nichols Avenue (see **Figure HM-1**).

3. Large Scale Generators

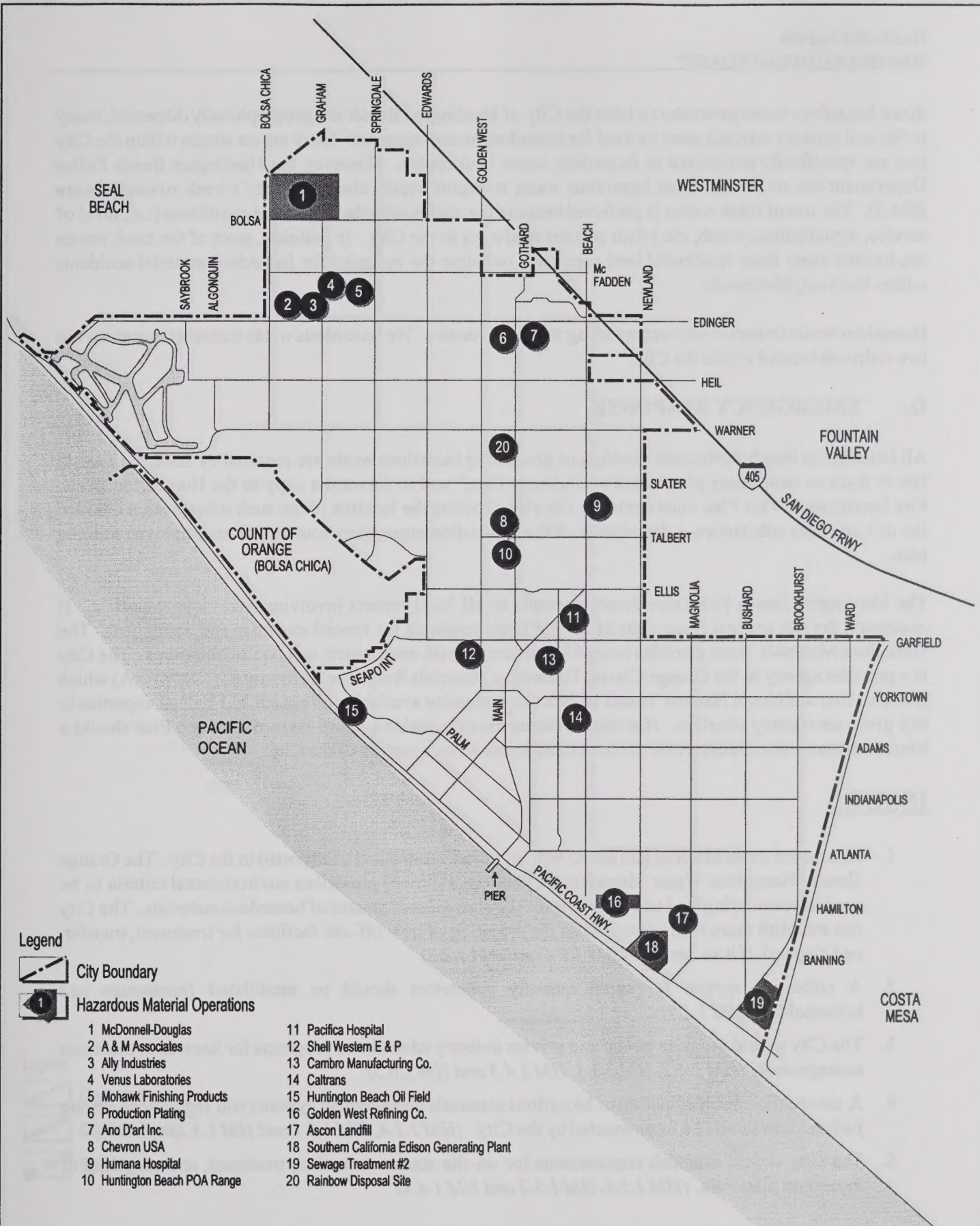
The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) established the Federal guidelines for hazardous waste dump sites' clean up. Due to the huge number of hazardous waste sites regulated under CERCLA, the EPA developed a National Priorities ("Superfund") List (NPL) to establish priority for those sites which pose the greatest threat to the environment and public health. The State of California established a list called the California Priority Ranking List identifying and prioritizing "Superfund" sites. One "Superfund" site (Ascon Landfill) is located within Huntington Beach. In addition, the Huntington Beach Fire Department identifies 19 hazardous materials operations (including the "Superfund" site) that are of special concern (**Figure HM-1**).

4. Hazardous Waste Disposal

Due to environmental, public safety, and economic reasons, many of Southern California's landfills that previously accepted hazardous waste (Class I landfills) have closed in the last decade. Until December 1984, much of the hazardous waste produced in Huntington Beach was transported to the BKK Corporation Landfill in West Covina. Since December 1984, the two landfills accepting hazardous waste from Huntington Beach are Casmalia and Kettleman Hills. In response to the diminishing availability of Class I landfills, the philosophy of relying primarily on land disposal for hazardous waste has changed to reducing, recycling, and treating hazardous wastes to the maximum extent feasible.

C. HAZARDOUS MATERIALS TRANSPORTATION

Transportation of hazardous materials through the City of Huntington Beach is regulated under the U.S. Department of Transportation. A routine shipment of hazardous materials does not require that any notification be given. However, transport of acutely toxic/hazardous materials must be reported to the California Highway Patrol and, if city streets are used, to the local police department.



HAZARDOUS MATERIAL OPERATIONS

CITY OF HUNTINGTON BEACH GENERAL PLAN

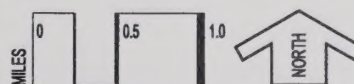


FIGURE **HM-1**

Since hazardous waste generators within the City of Huntington Beach are geographically dispersed, many major and primary arterials must be used for hazardous waste transport. There are no streets within the City that are specifically designated as hazardous waste haul routes. However, the Huntington Beach Police Department has stated that most hazardous waste transport occurs along the City's truck routes (**Figure HM-2**). The use of truck routes is preferred because the routes provide better road conditions (i.e., level of service, signalization, width, etc.) than smaller roadways in the City. In addition, most of the truck routes are located away from residential land uses, thus reducing the potential for hazardous material accidents within local neighborhoods.

Hazardous waste transport also occurs along the 405 Freeway. No hazardous waste transport occurs on the two railroads located within the City.

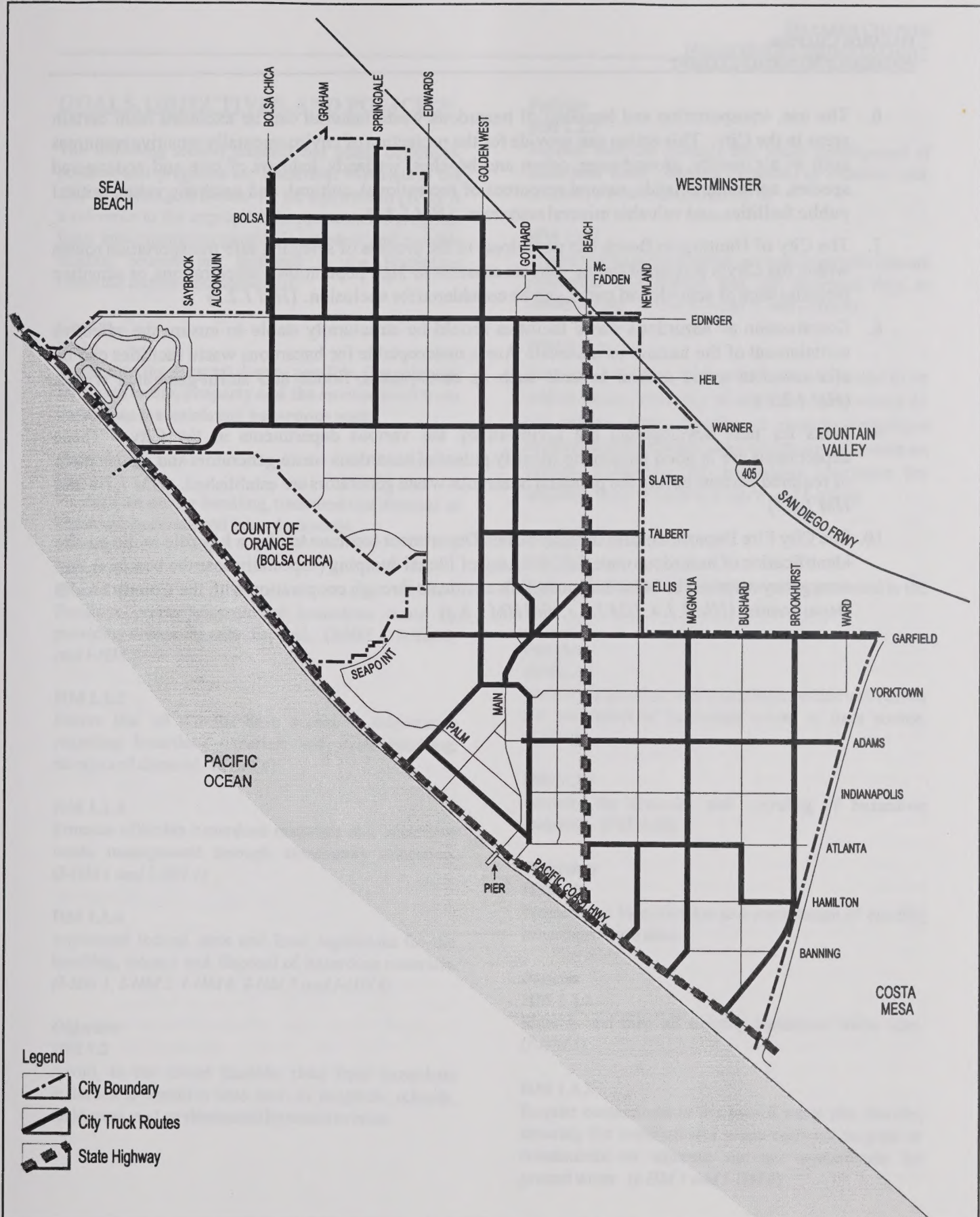
D. EMERGENCY RESPONSE

All Huntington Beach businesses handling or generating hazardous waste are required by state and federal law to form an emergency plan called a "Business Plan," and to forward a copy to the Huntington Beach Fire Department. This Plan must contain a site plan showing the location of the such substances, a detailed list of hazardous substances, a description of the evacuation emergency routes, and an employee training plan.

The Huntington Beach Fire Department responds to all local reports involving hazardous materials. If necessary, the Department Hazardous Materials Team responds for special expertise and equipment. The Hazardous Materials Team provides hazard identification, risk assessment, and control measures. The City is a provider agency in the Orange County Hazardous Materials Response Authority (OCCHMERA) which provides four additional Hazmat Teams in order to maximize available equipment and special expertise in any given emergency situation. Huntington Beach also maintains a Multi-Hazard Function Plan should a hazardous material accident create the need to evacuate all or a portion of the City.

ISSUES

1. Hazardous waste material and toxics will be stored, treated and transported in the City. The Orange County Hazardous Waste Management Plan (OCHWMP) prescribes environmental criteria to be used in considering land use decisions for the storage and transfer of hazardous materials. The City can establish more restrictive criteria for the siting of new off-site facilities for treatment, transfer, and disposal, if it so desires. (*HM 1.2.1 and HM 1.2.2*)
2. A collection system for small quantity generators should be established (businesses and households). (*HM 1.1.1*)
3. The City should promote public and private industry educational programs for hazardous materials management. (*HM 1.1.2, HM 1.1.3, HM 1.4.3 and HM 1.6.5*)
4. A more efficient coordination of hazardous materials management systems and regulations among jurisdictions should be implemented by the City. (*HM 1.1.4, HM 1.3.1 and HM 1.5.1*)
5. The City should establish requirements for on-site source reduction, treatment, and recycling of hazardous materials. (*HM 1.3.1, HM 1.3.2 and HM 1.4.4*)



6. The use, transportation and handling of hazardous waste material can be excluded from certain areas in the City. This action can provide for the protection of environmentally sensitive resources such as air quality, groundwater, ocean and beaches, wetlands, habitats of rare and endangered species, agricultural lands, natural resources of recreational, cultural, and aesthetic value, critical public facilities, and valuable mineral resources. (*HM 1.2.2*)
7. The City of Huntington Beach can participate in the process of selecting safe transportation routes within the City's corporate limits. Streets adjacent to high population concentrations, or sensitive facilities such as schools and parks, can be considered for exclusion. (*HM 1.2.2*)
8. Construction of hazardous waste facilities should be structurally stable to ensure the effective containment of the hazardous material. Areas unacceptable for hazardous waste facilities can be eliminated to avoid natural hazards such as earthquakes, floods and storm-generated waves. (*HM 1.2.1*)
9. Plans for new development are reviewed by the various departments in the City. These departments are in good position to identify potential hazardous waste generators and advise them of required permits before the potential hazardous waste generators are established. (*HM 1.1.4 and HM 1.2.1*)
10. The City Fire Department and the City Police Department continue to play a key role in the on-site identification of hazardous materials, tracking of illegal dumping (especially near the beaches), and emergency response to hazardous materials accidents through cooperation with the County Health Departments. (*HM 1.1.4, HM 1.5.1, and HM 1.6.4*)

GOALS, OBJECTIVES, AND POLICIES

The following section presents that goals, objectives, policies, and programs for Hazardous Materials in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Hazardous Materials Implementation Matrix.

Goal

HM 1

Reduce, to the greatest degree possible, the potential for harm to life, property and the environment from hazardous materials and hazardous waste.

Objective

HM 1.1

Promote the proper handling, treatment and disposal of hazardous materials and hazardous waste.

Policies

HM 1.1.1

Facilitate proper disposal of hazardous waste by providing means for safe disposal. (*I-HM 1, I-HM 2, and I-HM 3*)

HM 1.1.2

Ensure that all citizens have access to information regarding hazardous materials and waste handling, storage and disposal. (*I-HM 4*)

HM 1.1.3

Promote effective hazardous materials and hazardous waste management through community education. (*I-HM 1 and I-HM 4*)

HM 1.1.4

Implement federal, state and local regulations for the handling, storage and disposal of hazardous materials. (*I-HM 1, I-HM 5, I-HM 6, I-HM 7 and I-HM 8*)

Objective

HM 1.2

Avoid, to the extent feasible, risks from hazardous materials to sensitive uses such as hospitals, schools, residences, and environmentally sensitive areas.

Policies

HM 1.2.1

Support land use patterns that avoid development of hazardous waste generators adjacent to sensitive uses. (*I-HM 1, I-HM 3, and I-HM 6*)

HM 1.2.2

Ensure that hazardous waste transportation activities are conducted in a manner that will minimize risks to sensitive uses. (*I-HM 3, I-HM 7, and I-HM 8*)

HM 1.2.3

Support land uses or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses. (*I-HM 1, I-HM 6 and I-HM 8*)

Objective

HM 1.3

Reduce the amount of hazardous waste generated in the City.

Policies

HM 1.3.1

Encourage practices and technologies which will reduce the generation of hazardous wastes at their source. (*I-HM 9*)

HM 1.3.2

Promote the recovery and recycling of hazardous materials. (*I-HM 10*)

Objectives

HM 1.4

Promote the identification and remediation of existing hazardous waste sites.

Policies

HM 1.4.1

Identify and map all existing hazardous waste sites. (*I-HM 1*)

HM 1.4.2

Require containment of the hazard waste site, thereby, ensuring the contaminated waste does not migrate or contaminate an adjacent site nor contaminate the ground water. (*I-HM 3 and I-HM 6*)

HM 1.4.3

Promote public education regarding the hazardous waste sites. (I-HM 4)

HM 1.4.4

Require that the owners of contaminated sites develop a remediation plan with the assistance of the Orange County Environmental Management Agency (EMA). (I-HM 7)

Objective

HM 1.5

Ensure that the City's hazardous waste management concerns are adequately addressed in regional hazardous waste management plans.

Policies

HM 1.5.1

Participate in County-wide hazardous waste management decisions. (I-HM 1)

HM 1.5.2

Utilize the regional fair share facility needs assessment and facility siting criteria when developing and implementing regulations, and when considering sites for hazardous waste management facilities. (I-HM 1)

Objective

HM 1.6

Ensure effective emergency response and emergency preparedness to minimize the risk to public health and safety and damage to property and the environment from hazardous materials incidents such as spills or contamination.

Policies

HM 1.6.1

Maintain and update emergency response plans for hazardous materials incidences. (I-HM 1 and I-HM 4)

HM 1.6.2

Protect groundwater supplies by providing for the timely removal of contaminated water from the aquifer. (I-HM 1)

HM 1.6.3

Continue to assist State efforts for clean up of uncontrolled contaminated sites previously used for hazardous waste disposal. (I-HM 1)

HM 1.6.4

Promote county-wide emergency response and emergency preparedness. (I-HM 1)

HM 1.6.5

Inform citizens about hazardous materials emergency response and preparedness through community education. (I-HM 4)

IMPLEMENTATION PROGRAMS

I-HM 1

Interagency Program Participation and Coordination

- a. Continue to participate in the Orange County
 - a) site screening and selection processes to identify areas and sites appropriate for hazardous waste management facilities, and b)
 - small quantity generators management implementation programs.
- b. Continue to participate in ongoing Orange County programs (such as toxic round ups and the Household Hazardous Waste Collection Facility) which assist in the collection and disposal of household hazardous waste.
- c. Participate with the Orange County EMA and Orange County Health Department in all future advisory committees and groups formed to implement and update the Orange County Hazardous Waste Management Plan.
- d. Continue City Council participation in the Southern California Hazardous Waste Management Authority efforts to provide comprehensive hazardous waste management on a regional basis.
- e. Establish an ongoing program to share and standardize hazardous waste data among city and county agencies.
- f. Continue to coordinate with local, regional, State and Federal agencies to provide comprehensive emergency response for spills, illegal dumping and other incidents involving hazardous material and wastes.

- g. Participate in the Orange County Water District activities to administer a program identifying where hazardous materials or waste threaten underground water supplies. This program may include pumping contaminated water out of the aquifer, treating the water in various ways and disposing of the treatment by-products through industrial sewer discharge or other hazardous waste disposal methods.
- h. Conduct a citywide survey to identify and map all existing hazardous waste sites. Every three years, the list should be updated to include any newly identified sites or to delete any remediated sites.
- i. Continue interdepartmental coordination between City agencies and departments.

I-HM 2

Alternative Collection Program

Establish a household hazardous waste alternative collection methods program for residents who are unable to deliver their materials to a collection facility.

I-HM 3

Ordinances

- a. Develop and adopt an ordinance provision that establishes local land use policies, siting criteria, and permit processes for the siting of off-site hazardous waste management facilities.
- b. Revise the Zoning and Subdivision Ordinance, specifically the land use regulations, to protect sensitive facilities such as hospitals, schools and residences from risks associated with hazardous materials using facilities.
- c. Adopt ordinances which restrict hazardous material transport activities through urban areas and limit truck travel to non-peak hour traffic times.
- d. Adopt an ordinance which establishes standards for the containment and remediation of hazardous waste sites.

I-HM 4

Public Education/Outreach

- a. Develop and implement a public outreach program to improve community awareness of household hazardous materials risks and appropriate disposal methods.
- b. Continue to use public education programs to encourage the implementation of source reduction methods that can be applied to product design, manufacture, sale, purchase and use to reduce the quantity and toxicity of waste generated.
- c. Continue to work with industry and business representatives, waste management experts, citizens and agencies to establish and maintain an information clearinghouse and education program to provide information on the chemical properties, health effects, safe disposal methods, permitting requirements and alternative management techniques of hazardous wastes.
- d. Inform the public of illegal or threatened illegal discharges of hazardous waste that are likely to cause substantial injury to public health or safety.
- e. Develop a community outreach program to improve community awareness of emergency response and preparedness plans.

I-HM 5

Site Inspections

- a. Continue to conduct routine inspections of hazardous waste-generating facilities to evaluate the handling, storage and disposal methods utilized; conduct audits of hazardous waste-generating industries including sampling of hazardous waste shipments to determine compliance with labeling, packaging, and manifest requirements.
- b. Continue to respond to improper storage and disposal complaints regarding industrial facilities in the City; conduct follow-up inspections to verify that deficiencies and violations of hazardous waste regulations are corrected; issuance of Notices of Violation and legal action.

I-HM 6

**Development Review/Permitting
Process/Environmental Review**

Through the development review, permitting, and environmental review processes:

- a. require that property owners utilize current technology for hazardous materials and waste sites remediation;
- b. continue to incorporate the Fire Department in the review of new development and the occupancy of new uses which use, store or dispose of hazardous materials; and
- c. continue to incorporate review of hazardous waste issues into City planning, environmental review, and land use permitting processes for new development and for new uses' business license permitting.

I-HM 7

Regulation Enforcement

- a. Continue to administer and enforce State regulations for hazardous substances in underground storage tanks to ensure that newly constructed underground storage tanks meet appropriate standards and that existing tanks are properly maintained, inspected, and tested.
- b. Continue to implement and enforce local hazardous materials disclosure ordinances and AB 2185 to maintain up-to-date information about the types, quantities and locations of hazardous materials and wastes and to participate in related emergency hazardous incident response activities in Orange County.
- c. Continue to comply with State and Federal hazardous waste transportation regulations.
- d. Establish a interdepartmental coordination and/or sign-off system which ensures that all regulations, standards, and requirements have been compiled prior to project approval, issuance of building permits, or issuance of licenses.

I-HM 8

Extremely Hazardous Materials Movement

Establish and implement guidelines for the movement of extremely hazardous materials including routes, carrying containers, travel periods, and other security measures.

I-HM 9

**Hazardous Waste Generation Reduction and
Treatment/Disposal Alternatives Program**

Continue the hazardous waste generation reduction and on-site treatment/disposal program.

I-HM 10

**Source Reduction and Recycling Element and
Household Hazardous Waste Elements¹**

Continue to implement the policies of the Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE).

¹ While the Source Reduction and Recycling Element and the Household Hazardous Waste Element are titled "element," they are not part of the General Plan. The SRRE and HHWE are maintained and enforced by the City's Department of Public Works.

No.	Name	ADMINISTRATION																										
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	School Districts	County of Orange	Other	General Funds		Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds						
CITY OF HUNTINGTON BEACH													CITY OF HUNTINGTON BEACH															
PROGRAM		RESPONSIBLE AGENCY													FUNDING SOURCE													SCHEDULE
HM-1	Interagency Program Participation and Coordination	●			●				●	●		●	●	●					●	●	●	Ongoing *						
HM-2	Alternative Collection Program	●			●					●				●							2 Years upon Plan Adoption *							
HM-3	Ordinances	●			●				●	●				●					●		2 Years upon Plan Adoption							
HM-4	Public Education / Outreach				●									●							Ongoing *							
HM-5	Site Inspections				●									●					●		Ongoing *							
HM-6	Development Review / Permitting Process/ Environmental Review	●			●									●					●		Ongoing *							
HM-7	Regulation Enforcement	●			●							●		●					●		Ongoing *							
HM-8	Extremely Hazardous Materials Movement				●					●				●							2 Years upon Plan Adoption *							
HM-9	Hazardous Waste Generation Reduction and Treatment / Disposal Alternatives Program				●									●							Ongoing *							
HM-10	Source Reduction and Recycling Element and Household Hazardous Waste Element	●			●									●							Ongoing *							

* As funding permits

HAZARDOUS MATERIALS IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX **HM**

Acknowledgments

Chapter

GENERAL PLAN

HUNTINGTON BEACH

ACKNOWLEDGMENTS

This is a list of contributors to the General Plan Update process. Any omissions are accidental. Please Note: Names in italics represent past primary or alternate members of the GPAC, City Council, Planning Commission, and City Staff members.

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GLOSSARY

Active Fault	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; has exhibited surface displacement within the Holocene time (approximately the past 11,000 years).
Adopt-a-Building	A program, similar to the "Adopt-a-Highway" program, where a group or individual may sponsor the upkeep or rehabilitation of a historically significant structure.
Built-in Fire Protection	Fire safety devices that are included within a structure. Examples include fire alarms, fire sprinklers, and fire extinguishers.
Bonus Density	An increase of density granted to a specific development or site when the development or site provides a specified amenity, design, or other desired element such as public plazas, public art, moderate income housing units, etc.
By-Right Entitlements	A proposed project would be considered to have a "by-right" entitlement, if the development is consistent with the General Plan designation and zoning designation, and conforms with all other use and siting ordinances without special variances, conditions, or considerations.
Coastal Sage Scrub	A plant community common to the coastal areas of California and supporting a wide diversity of biological resources considered sensitive.
Community Retail	Provides a wider range of facilities for the sale of apparel, hardware, and appliances. It is built around a junior department store, variety store, or discount department center as the major tenant, in addition to a supermarket. Its typical size may range from 100,000 to 400,000 square feet of gross leasable area.
Corridor	Provides the principal, occasional or potential means of vehicle and pedestrian movement in the community, interconnecting land uses and areas of activity.
Critical Facility	Facilities which either provide emergency services or house or serve many people who would be injured or killed in a case of disaster damage to the facility (e.g., hospitals, emergency service, utility facilities, and communication).

GLOSSARY (CONTINUED)

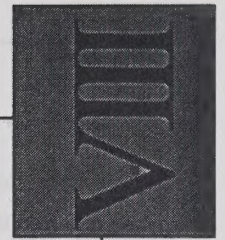
Defensible Space	A term referring to a space, such as a courtyard, parking lot, or street frontage, that is designed in such a way that crime is discouraged. Elements that contribute to defensible space are entry ways and windows that open toward the space, unobstructed views, lighting, and active use.
Density	The average number of housing units per unit of land; usually density is expressed "per acre."
Density Bonus Incentives	A system whereby developers are allowed to develop at a greater density (Square footage or Units) than the underlying zoning allows in exchange for providing amenities which the community feels are desirable.
District	An integrated part of a larger urban area with common distinguishing characteristics such as continuities of space, form, detail, building type, use, activity, inhabitants, and/or topography.
Erosion	The process by which soil and rock are detached and moved by running water, wind, ice and/or gravity.
F.I.R.E.	An acronym for the Financial, Insurance, and Real Estate sector of the economy.
Floor Area Ratio (FAR)	The total gross area of a building floor space, excluding basements, balconies and stair bulkheads on a lot divided by the total area of that lot.
Flooding	A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidences, that result in the temporary inundation of land that is usually dry.
Gross Leasable Area (GLA)	The total gross floor area designed for tenants' occupancy and exclusive use. It is the area for which tenants pay rent and the area the produces income.
Ground Failures	Mudslide, landslide, soil compaction, or liquefaction,.
High-Occupancy Facility	A public or private facility for housing or assembling large populations.

GLOSSARY (CONTINUED)

Incubator	A company or use that is in the initial stages of formation and product development. Incubator uses will usually locate in small inexpensive spaces until the use becomes more profitable and requires additional space.
Intensity	The degree to which land is used. Intensity is typically used to refer to the levels of concentration or activity of land uses.
Landslide	A general term for a falling mass of soil or rocks.
Liquefaction	A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.
Neighborhood Retail	Provides for the sale of convenience goods (foods, drugs, and sundries) and personal services (laundry, dry cleaner, barber, shoe repair, etc.) for the day-to-day living needs of the immediate neighborhood. It is built around a supermarket as a principal tenant. In theory, the neighborhood center has a typical gross leasable area of 50,000 square feet but may actually range from 30,000 to 100,000 square feet.
Node	A significant focal point in an urban environment, such as a public square or street intersection, that is a center or junction of movement and activity.
Permanent Wetlands	Areas which are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats, and fens.
Potentially Active Fault	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; shows evidence of surface displacement during Quaternary time (the last 2 million years).
Public Art	Any sculpture, fountain, monument, mural, or other form of art located in a public space or private space open to public view.
Receiver Site	An area that can accommodate the relocation of historically significant structures.

GLOSSARY (CONTINUED)

Regional Retail	Commercial uses catering to more than just the local community. It provides for general merchandise, apparel, furniture, and home furnishings in depth and variety, as well as a range of services and recreational facilities. It is built around one or two full-line department stores of generally not less than 100,000 square feet. Its typical size range from 300,000 to 850,000 gross leasable area. These retail uses will draw from the "region" and commonly have greater visibility (i.e., seen from the freeway).
Riparian Habitat	The land and plants bordering a water course or lake.
Ruderal	A disturbed area dominated by weedy, typically annual, non-native plant species.
Sensitive Facility	A facility used for the manufacture, storage or sale of hazardous materials as well as schools, nursing homes, and housing for the elderly, handicapped or mentally ill.
Subsidence	The gradual, local settling, or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).
Surface Rupture	A break in the ground's surface and associated deformation typically resulting from the movement of a fault.
Theoretical Plan	If all the vacant sites develop and if all of the existing land uses were to recycle to the densities described in the Land Use Element, then the development would reflect the "theoretical plan". The Theoretical Plan's buildout is equivalent to: - Residential Units - 92,679 - Commercial/Office Square Feet - 14,644,660 - Industrial Square Feet - 20,569,420 - Other Square Feet - 48,308,040 - Hotel Rooms - 3,378



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